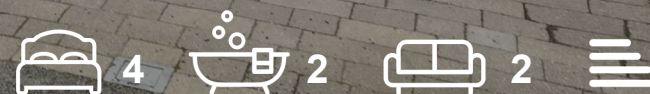


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& MILLER



Vine Lane, Hillingdon, UB10 0BA
£865,000





Vine Lane, Hillingdon, UB10 0BA

£865,000

- Four Bedroom Semi Detached House
- Extended Open Plan Kitchen Diner
- 1836 Sq Ft/ 170 Sq M
- Sleek Kitchen & Bathroom
- Nearby to Highly Regarded Schools
- 25ft Outhouse. Perfect for Gym or Office
- Downstairs Shower Room
- Prestigious Address
- Off Street Parking
- Previous Planning Permission Granted

Description

This stunning house offers a perfect blend of comfort and modern living. Spanning an impressive 1836 Sq Ft (inc outbuilding), the property welcomes you with a bright and airy reception room, high quality German kitchen with integrated NEF appliances and bifold doors that seamlessly connect the indoor space to the rear.

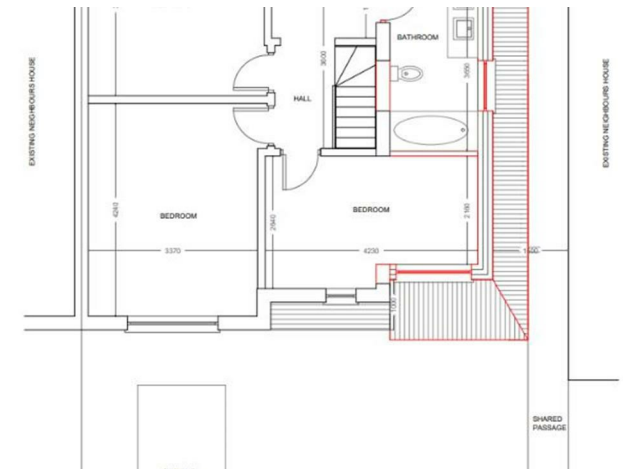
A convenient bedroom/second reception room and bathroom complete this floor.

Ascending to the first floor features three bedrooms, each offering ample space and natural light, along with a family bathroom.

The exterior of the property is equally appealing, featuring a large front driveway with retractable security bollards that provides secure off-street parking. The private rear garden is mainly laid to lawn, offering the perfect space for outdoor dining and entertainment. Additionally, an ample sized outbuilding, currently used as home office and gym, adds further potential for various uses.

Situation

Vine Lane is a sought after, tree lined, residential road in North Hillingdon. There are well regarded schools in close proximity including Bishopshalt senior school and a number of recreational facilities such as Hillingdon Golf and Cricket Club, Court Park and the fitness and leisure centre in Uxbridge. Uxbridge Town Centre with its array of shopping facilities, restaurants and bars and the Piccadilly/Metropolitan Line Station is a short distance away along with the A40/M40/M4 and M25 giving access to London and the Home Counties along with Heathrow Airport.



Vine Lane, Uxbridge, UB10

Approximate Area = 1503 sq ft / 139.6 sq m
Gym / Office = 333 sq ft / 30.9 sq m
Total = 1836 sq ft / 170.5 sq m
For identification only - Not to scale

Ground Floor

- Gym / Office
7.84 min x 3.56 max
25'9 x 11'8
- Garden
14.51 x 9.71
47'7 x 31'10
- Kitchen / Dining Room
7.75 x 2.77
25'5 x 9'1
- Reception Room
8.22 max x 3.83 max
27'0 x 12'7
- Bedroom / Reception Room
4.67 x 2.45
15'4 x 8'0
- Up

First Floor

- Bedroom
3.83 max x 3.54 max
12'7 x 11'7
- Bedroom
4.29 max x 3.40 max
14'1 x 11'2
- Bedroom
2.65 x 2.22
8'8 x 7'3
- Dn

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. Produced for Allday & Miller.

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A map of the Coney Green area in Hillingdon, London. A green pin marks the location of the Battle of Britain Bunker, situated near the intersection of Vine Ln and The Rise. Other roads shown include Misbourne Rd, Glisson Rd, Weald Rd, Hillingdon Hill, Royal Ln, and Uxbridge Rd. The map also shows Coney Green, Hillingdon Hill, and the location of Rickmansworth School. The Google logo is visible in the bottom left corner, and the text 'Map data ©2026' is in the bottom right corner.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC			

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