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Vine Lane, Hillingdon, UB10 0BD
£1,100,000

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- Detached Home With Great Potential
- Substantial Driveway
- Some Modernisation Required
- Three / Four Bedrooms
- Large Plot That Backs Onto Fields
- One Of Hillingdon Villages Most Popular Roads
- Easy Reach of Good Schools Including ACS International School
- 1930's Warren Built Home

Description

This property brought to the market comprises of an inviting entrance, downstairs bedroom/office, utility room, reception room, dining room kitchen and a bathroom.

The first floor enjoys three bedrooms, a family bathroom and WC.

A front garden and driveway space leads you to the front door. To the rear is a private garden mainly laid to lawn.

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, Hillingdon
Approximate Area = 1379 sq ft / 128.1 sq m
For identification only - Not to scale

CH = Ceiling Height
= Reduced headroom below 1.5m / 5'0"

Ground Floor

Ground Floor Plan Details:

- Garden: 30.01 x 12.34 (98'5" x 40'6")
- Utility: 2.40 x 1.43 (7'10" x 4'8")
- Office / Bedroom: 4.39 x 2.50 (14'5" x 8'2")
- Kitchen: 3.38 x 2.29 (11'1" x 7'6")
- Dining Room: 4.45 max x 3.50 max (14'7" x 11'6")
- Reception Room: 4.74 max x 3.98 max (15'7" x 13'1")
- Stairs: Up, Down
- CH (6'2.59")

First Floor

First Floor Plan Details:

- Bedroom: 4.51 max x 3.81 max (14'10" x 12'6")
- Bedroom: 4.89 max x 3.62 max (16'1" x 11'11")
- Bedroom: 2.67 x 2.29 (8'9" x 7'6")
- Stairs: Dn
- CH (7'10.24")

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2024. Produced for Allday & Miller.

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Map of Hillingdon area showing the location of the Battle of Britain Bunker. The map includes labels for ACS International School Hillingdon, Battle of Britain Bunker, Misbourne Rd, Glisson Rd, Weald Rd, The Rise, Vine Ln, Hillingdon Hill, and Google. Map data is dated 2026.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	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>	Current 63	Potential 84	<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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