Royal Lane

Hillingdon • Middlesex • UB8 3QY

Guide Price: £625,000



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A rarely available modern four bedroom terrace house, situated on a popular and convenient residential road in Hillingdon. The ground floor comprises of spacious entrance hall, a 14ft lounge and a 18ft kitchen/dining room a utility room and a downstairs WC. To the first floor there is a 12ft second bedroom, 10ft third bedroom, 9ft fourth bedroom all with fitted wardrobes and modern family bathroom. The loft space has been converted to create a 16ft master bedroom, with an en-suite and ample eaves storage. Outside the property benefits from a front garden, off street parking and east facing rear garden.

Fully extended mid-terrace property

18ft kitchen/diner

14ft lounge

Convenient residential road

16ft master bedroom

12ft second bedroom

10ft third bedroom

9ft fourth bedroom

East facing rear garden

Off street parking

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.











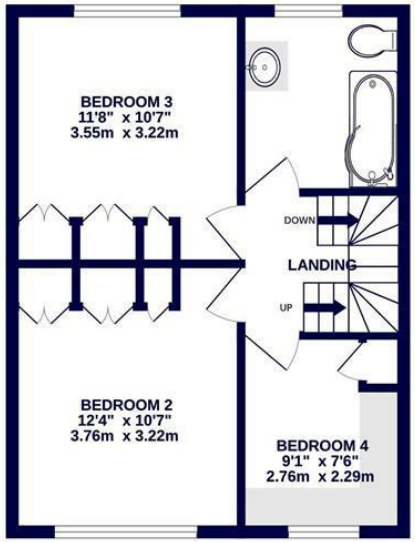




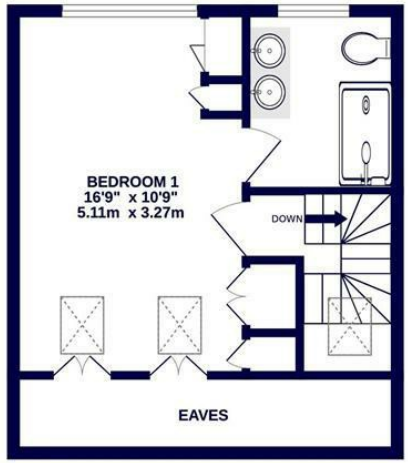
GROUND FLOOR
625 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



2ND FLOOR
360 sq.ft. (33.5 sq.m.) approx.



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TOTAL FLOOR AREA : 1419 sq.ft. (131.8 sq.m.) approx.

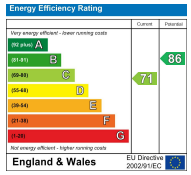
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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