

# Vine Lane

Hillingdon Village • Middlesex • UB10 0AY

Guide Price: £779,000



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est 1986

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A three / four bedroom, semi-detached home situated on the much sought after Vine Lane that offers generously proportioned rooms throughout and access to local shops, sought after schools and numerous recreational facilities such as Hillingdon Golf and Cricket Club, Court Park and Uxbridge Town Centre. The ground floor of the property comprises porch, spacious entrance hall with doors leading to the 11ft study / bedroom 4, open plan 13ft living room, 12ft dining room, 11ft conservatory, 14ft kitchen/breakfast room, utility room and W/C. To the first floor, there is the 13ft main bedroom, 12ft second bedroom, 8ft third bedroom and family bathroom. This home benefits from off street parking and a landscaped, private rear garden surrounded by evergreen trees and plants to create a degree of privacy.

Three / four bedroom house

Semi-detached

Sought after location

Potential to extend (S.T.P)

13ft living room

14ft kitchen/breakfast room

Downstairs W/C

13ft main bedroom

Private rear garden

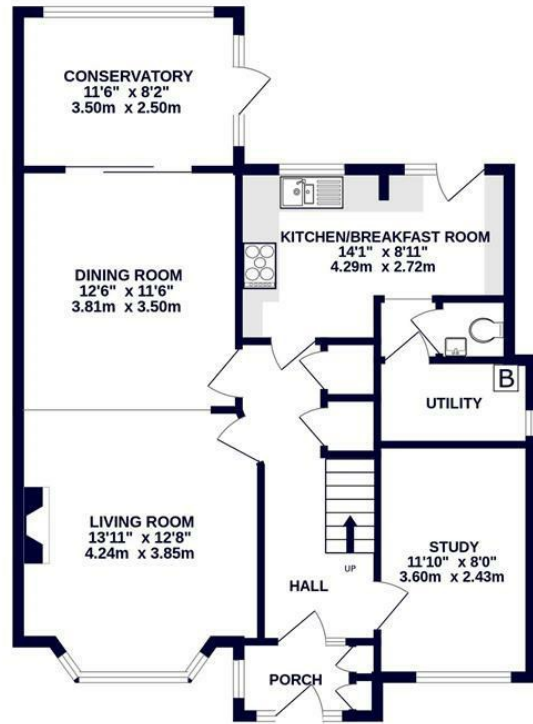
Off street parking

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.

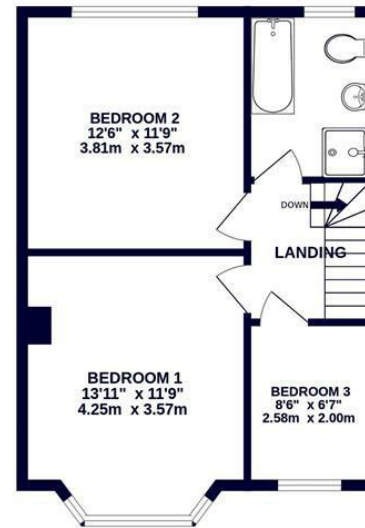




GROUND FLOOR  
788 sq.ft. (73.2 sq.m.) approx.



1ST FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA: 1249 sq.ft. (116.0 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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Energy efficiency - higher running costs	E		
Not energy efficient - higher running costs	F		
Very poor energy efficiency - higher running costs	G		
		66	87
England & Wales		03 September 2022/01/2023	

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.