

Royal Lane

Hillingdon • Middlesex • UB8 3QY

Guide Price: £525,000



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This extended three-bedroom terraced home on Royal Lane is ideally located on a popular residential road near Hillingdon Hospital, within walking distance of Bishopshalt School and Brunel University. Offering convenient access to excellent bus and road links, including the M4, M25, Uxbridge town centre, and the Piccadilly and Metropolitan line station, the property features a 12ft living room, 11ft family room, spacious 15ft kitchen/dining room, and a ground floor W.C. Upstairs comprises a 12ft main bedroom with fitted wardrobes, an 11ft second bedroom also with fitted wardrobes, a 6ft third bedroom, and a family bathroom. Externally, this home benefits from off-street parking and a private rear garden mainly laid to lawn with bushes and shrubs, along with an elevated patio area at the rear, ideal for outdoor seating and entertaining.

Three bedroom house

Terraced

Extended

Great transport links

12ft living room

15ft kitchen/dining room

Downstairs W/C

12ft main bedroom with fitted wardrobes

Off street parking

Private rear garden

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.

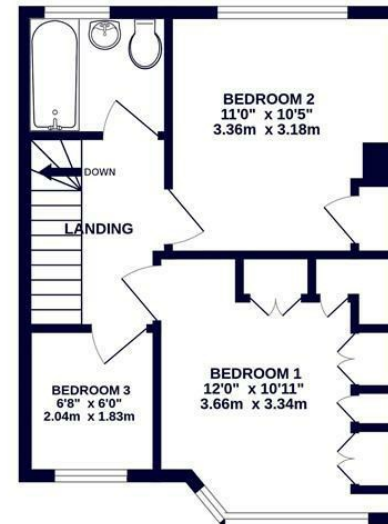




GROUND FLOOR
601 sq.ft. (55.8 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



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TOTAL FLOOR AREA: 972 sq.ft. (90.3 sq.m.) approx.

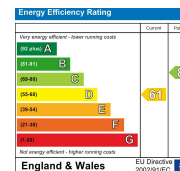
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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