

# Royal Lane

Hillingdon • Middlesex • UB8 3QU  
Offers In Excess Of: £500,000



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est 1986

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A detached two bedroom home that has been offered to the market with generous sized proportioned rooms throughout. Situated on Royal Lane, a popular residential road by Hillingdon hospital, just a short walk from Bishopshalt School and Brunel University. There are a number of bus/road links close by creating easy access to the M4 and M25 along with Uxbridge town centre and Piccadilly/Metropolitan line train station. The ground floor of the property comprises 15ft reception room and 13ft kitchen. To the first floor, there is the 15ft main bedroom, 11ft second bedroom with fitted wardrobes and family bathroom. Outside there is off street parking, whilst the landscaped private rear garden has been mainly laid to lawn with a patio area across the back of the house. To the side, there is a 16ft brick-built garage.

Two bedroom house

Detached

Convenient location

Great transport links

15ft reception room

13ft kitchen

15ft main bedroom

16ft garage

Private rear garden

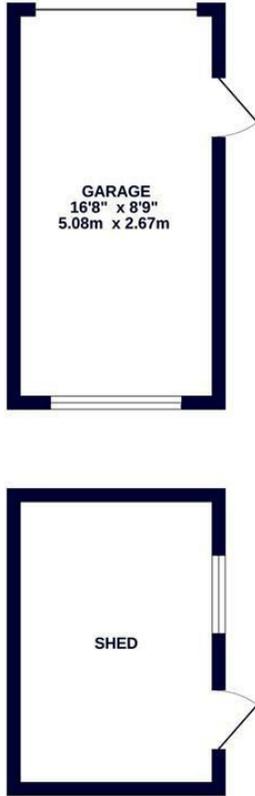
Off street parking

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.

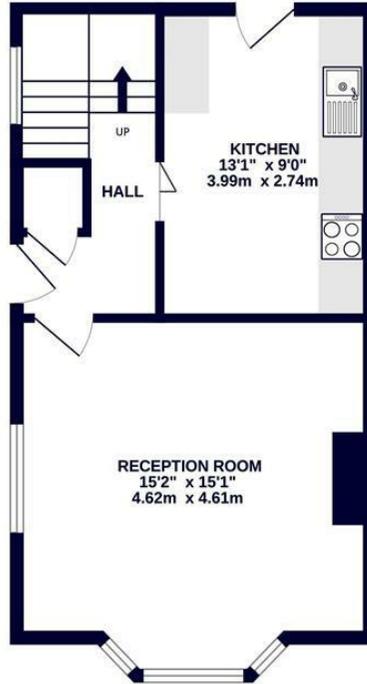




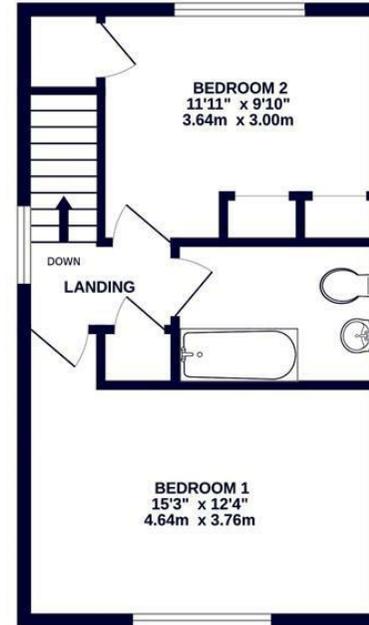
OUTBUILDING  
145 sq.ft. (13.5 sq.m.) approx.



GROUND FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



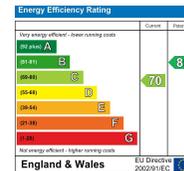
TOTAL FLOOR AREA : 976 sq.ft. (90.7 sq.m.) approx.

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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