



- THREE Bedroom Detached House
- Extended
- 25'5 Ft Ktchen/Breakfast Room
- 110 Ft Rear Garden
- Garage

- Long Lane
- Further Development Potential
- Downstairs Shower Room
- Off Street Parking
- EPC Rating D

A THREE bedroom extended DETACHED residence located on the highly sought after Long Lane, Hillingdon. Situated on a sizeable plot with the internal space spanning nearly 1,800 sq ft, this property requiring some modernisation offers further development potential and is ideal for the growing or extended family.

The ground floor comprises; spacious entrance hall, a bright 14'10 ft reception room leading to a conservatory, dining room, family room, a modern 22'5 ft kitchen/breakfast room with pitched roof windows and integrated appliances, downstairs tiled walk in shower room, utility room and a garage.

The first floor provides a bright landing leading to; a 14'11 ft main bedroom with double aspect windows, two further double bedrooms and a tiled family bathroom with 'p' shaped bath and electric shower and a separate W/C.

To the outside there are extensive established grounds at the front of the property with a driveway for several cars and a 110 ft (approx) private rear garden.

Further benefits include; gas central heating, double glazing and being within close proximity of local primary and secondary schools including St Helens College prep school and Vyners Secondary School. Just minutes from Hillingdon Tube Station (Metropolitan & Piccadilly Lines) and A40/M40/M25 motorway junctions.

Secure your viewing today.

Broadband type: Highest available download speed:
Highest available upload speed:
Ultrafast 1800 Mbps 924 Mbps

Mobile Coverage (Indoor):

Provider Voice Data
EE Likely Likely
Three Limited Limited
O2 Limited Limited
Vodafone Limited Limited

*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not

constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org.uk>

Reception Room



Kitchen/Breakfast Room



Kitchen



Dining Room



Kitchen



Shower Room



Family Room



Utility Room



Bathroom



Bedroom 3



Main Bedroom



Gardens



Bedroom 2



Rear Exterior



Front Exterior



Plot



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		65	81
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Long Lane, Hillingdon, Uxbridge, UB10

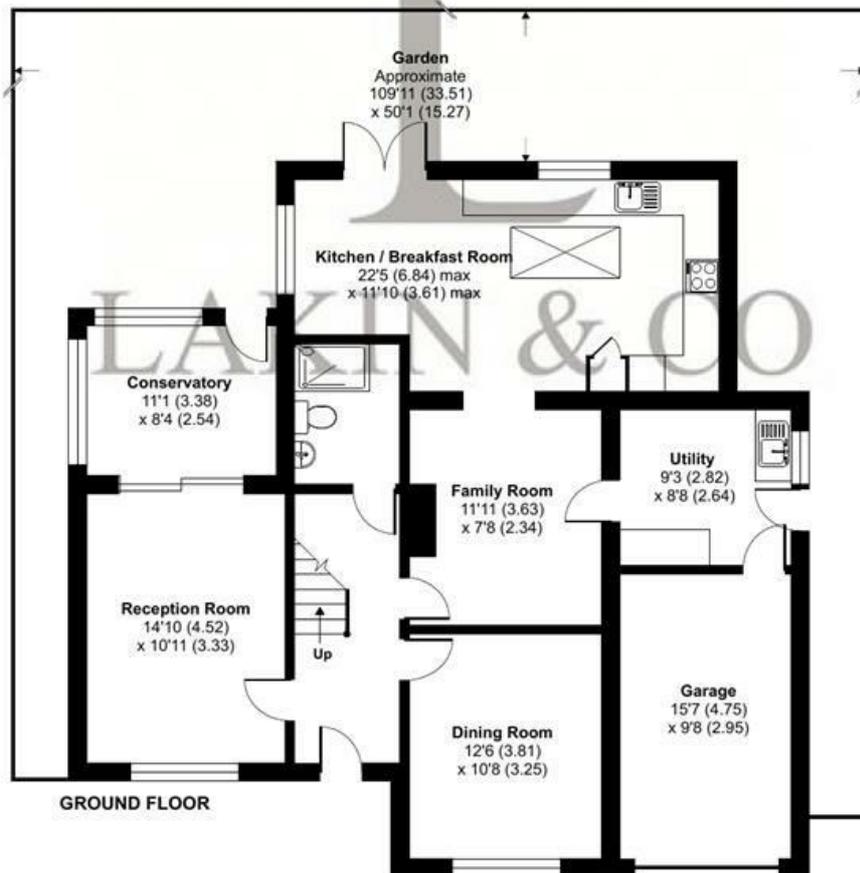
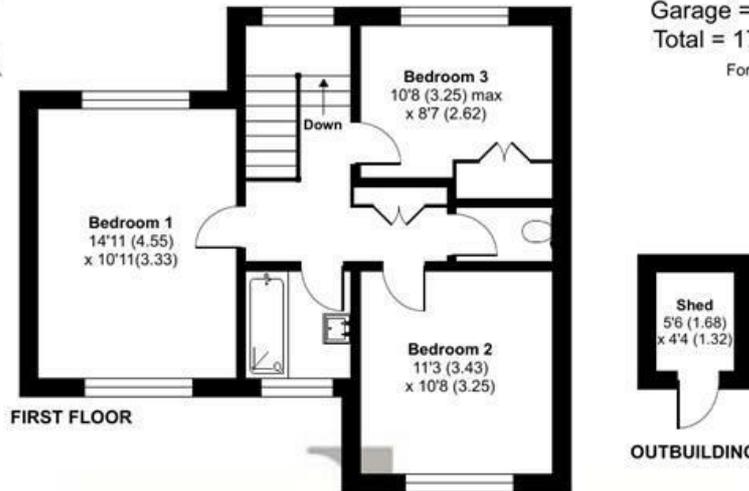
Approximate Area = 1626 sq ft / 151 sq m

Limited Use Area(s) = 23 sq ft / 2.1 sq m

Garage = 150 sq ft / 13.9 sq m

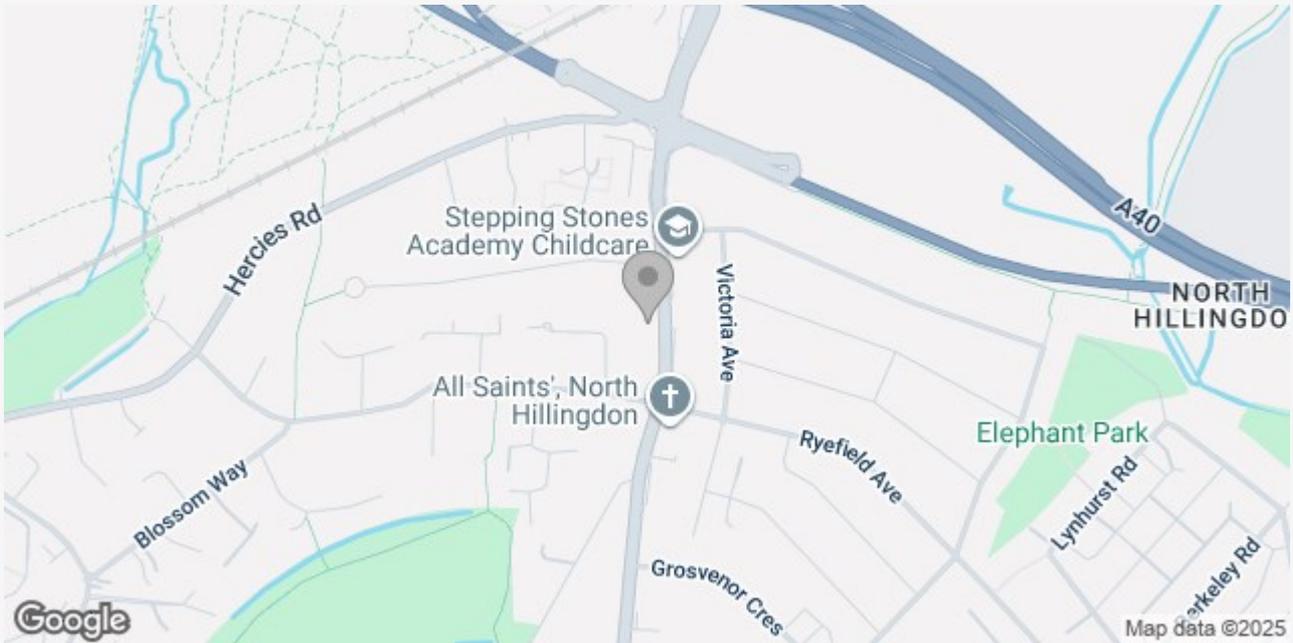
Total = 1799 sq ft / 167.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Lakin & Co. REF: 1231079

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