



Long Lane, Hillingdon, UB10 9PA

NO UPPER CHAIN AND AVAILABLE WITH IMMEDIATE VACANT POSSESSION!

WE ARE DELIGHTED TO OFFER FOR SALE THIS SPACIOUS DOUBLE FRONTED PURPOSE BUILT 2 DOUBLE BEDROOM GROUND FLOOR MAISONETTE WITH GOOD SIZED OWN FRONT AND REAR GARDENS.

Set back from Long Lane, close to local shops favored schools including St Bernadette's Catholic Primary, Swakeleys Girls High School and access to Uxbridge Town centre, Hillingdon, station, Ickenham and the A40 London.

The property has gas central heating and double glazed windows with the accommodation providing an entrance hall with doors to all rooms, good sized lounge, separate kitchen/diner, 2 double bedrooms and a bathroom. Outside, the kitchen door opens out to a private, lawned rear garden with a brick built shed. To the front you have another lawned rear garden with a gate and full length foot path.

IDEAL FIRST TIME BUY OR RENTAL INVESTMENT!

Asking Price £350,000

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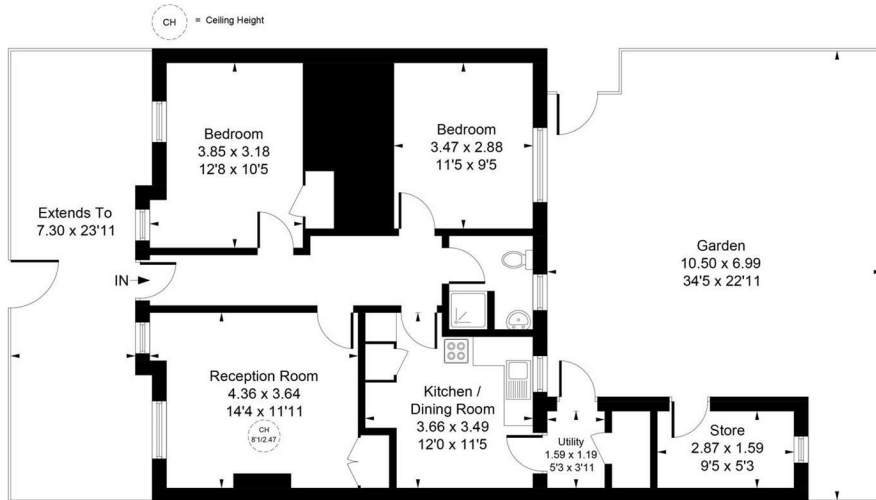
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Approximate Gross Internal Area = 67.17 sq m / 723 sq ft
Store = 4.73 sq m / 51 sq ft
Total = 71.90 sq m / 774 sq ft




Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase.

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Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>74</p>	<p>76</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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