charrison davis

Estate Agents and Property Consultants

www.charrisondavis.co.uk

2 Bed Semi-Detached House

Guide Price

£375,000

Royal Lane UB8 3QX

2 DOUBLE BEDROOMS / GREAT LOCATION: A 2 bedroom semi detached house situated in a very popular location near Hillingdon Hospital, bus routes, Stockley Business Park and golf course. The Stockley By-Pass is also nearby giving easy access to the M4/M25 motorway network and London Heathrow Airport.

Available for sale with no upper chain this property also benefits from double glazed windows, gas central heating, mature well maintained garden and off street parking.

Perfect for the first time or investment buyer and not to be missed!

Accommodation

2 Bedrooms

Semi Detached House

Double Glazing

Gas Central Heating

Separate W.C

No Upper Chain

Off Street Parking

Well Maintained Garden

Ground Floor

Entrance Hall -

Hallway - Fitted carpet, radiator and under stair storage.

Lounge - ***13' 5" x 10' 9" (4.1m x 3.3m)*** Fitted carpet, radiator and front aspect double glazed bay window.

Kitchen - ***13' 8" x 9' 10" (4.2m x 3m)*** Vinyl flooring, base units with single sink and double drainer unit. Feature fireplace, x 2 fitted cupboards with rear aspect double glazed window.

First Floor

First Floor Landing - Fitted carpet, access to loft and side aspect double glazed window.

Bedroom 1 - ***15' 7" x 8' 9" (4.77m x 2.69m)*** Fitted carpet, radiator, fitted wardrobes and front aspect double glazed window.

Bedroom 2 - ***11' 10" x 10' 10" (3.61m x 3.32m)*** Fitted carpet, radiator, fitted wardrobe and rear aspect double glazed window.

Bathroom - Fitted carpet, panel enclosed bath, pedestal wash hand basin and rear aspect frosted double glazed window.

Separate W.C - Fitted carpet, low level W.C and rear aspect double glazed window.

Exterior

Outside Rear - Patio area with raised garden and brick built sheds.

Outside Front - Off street parking.

Tenure - Freehold.

About Hillingdon - Hillingdon is a suburban area within the London Borough of Hillingdon and was an ancient parish in the county of Middlesex that originally included the market town of Uxbridge. During the 1920s Hillingdon experienced a rapid increase in population and was absorbed by Uxbridge Urban District in 1929 and is now part of Greater

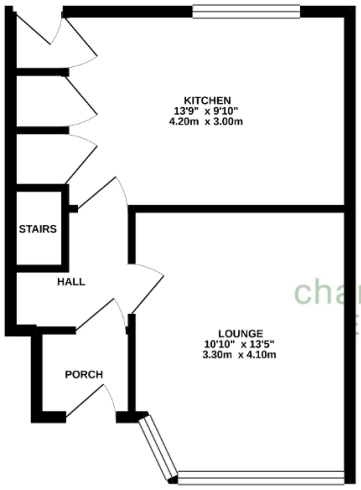
London. The A40 (Western Avenue) gives access to Central London and was rerouted in the early 1990s allowing traffic to flow without interruption at the junction of Hillingdon Circus. Hillingdon tube station was demolished in order for the new road to be constructed, and a new station was opened in 1994. Hillingdon tube station is served by the Metropolitan and Piccadilly lines.

Hillingdon is home to the Hillingdon Hospital NHS Foundation Trust and is bordered to the far south by London Heathrow Airport and Stockley Business Park with its Championship Golf course, set in 240 acres of rolling countryside.

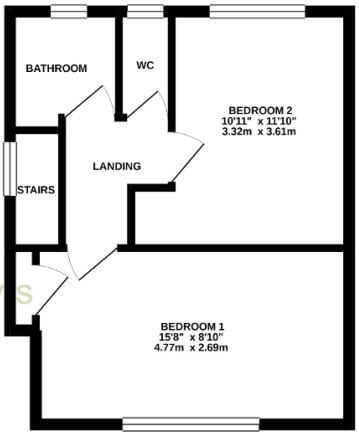
Primary schools in Hillingdon include Wood End Park Academy, Colham Manor Primary, Oak Farm Juniors, St Bernadette's Roman Catholic Primary School, Hillingdon Primary and Ryefield Primary. Secondary schools include Hewens College, Park Academy West London, Oakwood School, Bishopshalt School, Vyners School and Swakeleys School for Girls.

Floorplans

GROUND FLOOR



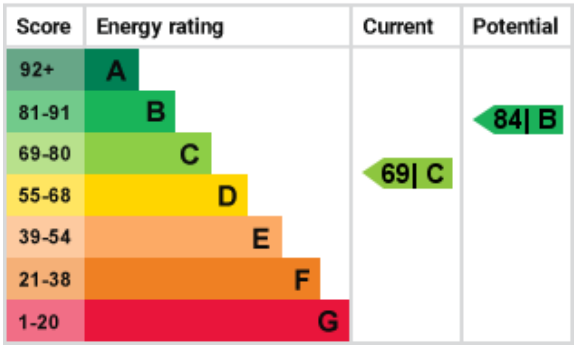
1ST FLOOR



charrison davis
Estate Agents

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.
Made with Metropix ©2021

Energy Efficiency Rating



Charrison Davis Estate Agents
208 Manor Parade, High Street, Harlington, Middlesex, UB3 5DS
Telephone: 020 8897 1688
Email: info@charrisondavis.co.uk
Web: www.charrisondavis.co.uk