



## Long Lane, Hillingdon, UB10 0EG

- Superb three bedroom home
- Modern fitted kitchen
- Open plan reception room
- Close to well regarded schools
- Sought after location
- Private rear garden
- Well presented throughout
- Great transport links

**Asking Price £510,000**

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**Description**

Set back from the road in this peaceful yet convenient position this three bedroom home provides spacious accommodation with modern well presented interiors and a private south facing rear garden.

**Accommodation**

Providing accommodation that briefly comprises, Entrance hall featuring laminate flooring and stairs leading to the first floor, with useful under-stairs storage, the open plan Lounge/Dining Room provides a spacious and light-filled area with a feature fireplace, two front aspect double glazed windows, and a rear aspect double glazed door that overlooks and opens onto the garden, the kitchen is fitted with a modern range of base and eye-level units offering ample work surfaces, including an inset ceramic sink with mixer tap, inset induction hob with extractor hood above, and electric oven below. Integrated appliances include a fridge freezer, washing machine, and dishwasher. The kitchen benefits from tiled flooring and a rear aspect double glazed door providing access to the garden

To the first floor the landing provides access to all rooms and the loft space, bedroom one has a double glazed window to the front, Bedroom two has a double glazed window to the rear, and Bedroom three has a double glazed window to the front, the modern bathroom well-appointed with a three-piece suite comprising an enclosed bath with fitted shower over and glass screen, a vanity wash hand basin with integrated storage and mixer tap, and a low-level WC. There is a built-in storage cupboard, ceramic tiled walls and flooring, and a rear aspect double glazed window.

**Outside**

There is an attractive enclosed rear garden with a paved patio area, area of lawn and gated pedestrian access to the rear. There is a paved garden to the front of the property.

**Situation**

Long Lane is a highly regarded residential road, conveniently positioned within easy reach of Hillingdon Station, offering Metropolitan and Piccadilly Line services into central London. The area is well served by a number of reputable schools, making it an ideal location for families. For motorists, the A40/M40 is just a short drive away, providing swift access to London and the M25 motorway network. Nearby, Uxbridge town centre offers a wide range of shopping facilities, restaurants, cafes, and bars.

**Terms and notification of sale**

Tenure: Freehold

Local Authority: London Borough of Hillingdon

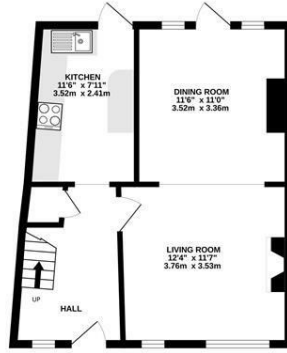
Council Tax Band: D

EPC Rating: D

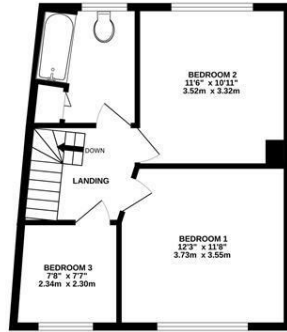
**IMPORTANT NOTICE**

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract

GROUND FLOOR  
429 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 863 sq.ft. (80.2 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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