



PRESTIGIOUS PROPERTY

5 BED DETACHED HOUSE, LONG LANE, HILLINGDON, UXBRIDGE, UB10

GUIDE PRICE £1,395,000



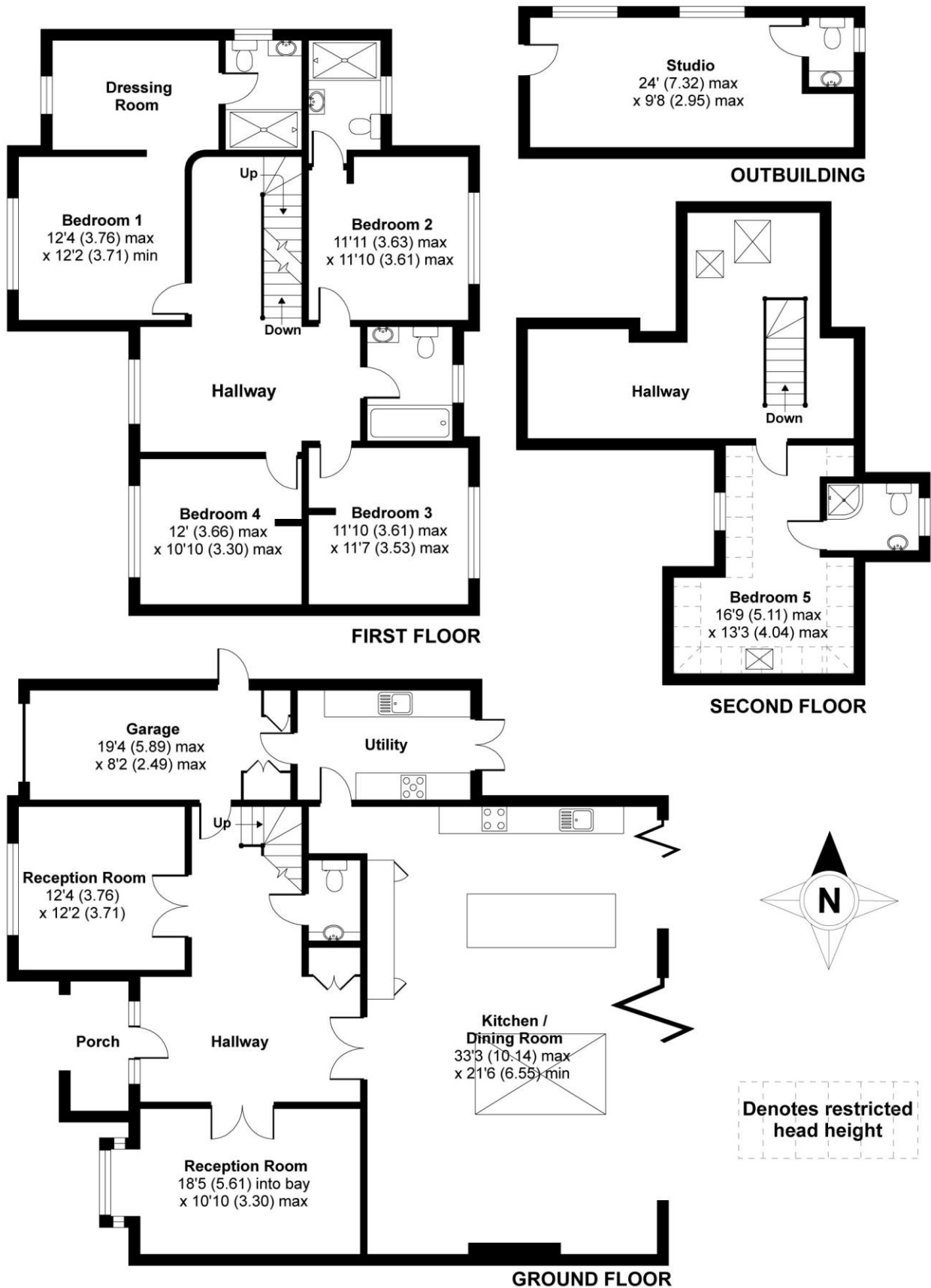
Sole agents Prestigious Property are pleased to offer for sale this stunning 5 bed DETACHED property which is offered in the region of £1,395,000. This property is an impressive extended five bedroom DETACHED family home in a sought after location. This property comprises of a private driveway, open plan living/dining room, 2 further reception rooms, modern kitchen, 5 bedrooms, 3 with en suite and a private garden. EPC rating D.





Long Lane, Hillingdon, Uxbridge, UB10

APPROX. GROSS INTERNAL FLOOR AREA 3270 SQ FT 303.7 SQ METRES
(EXCLUDES RESTRICTED HEAD HEIGHT & OUTBUILDING & INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Energy Performance Certificate



275, Long Lane, Hillingdon, UXBRIDGE, UB10 9JS

Dwelling type: Detached house
Date of assessment: 17 June 2016
Date of certificate: 20 June 2016

Reference number: 0006-2823-7267-9096-4835
Type of assessment: RdSAP, existing dwelling
Total floor area: 290 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

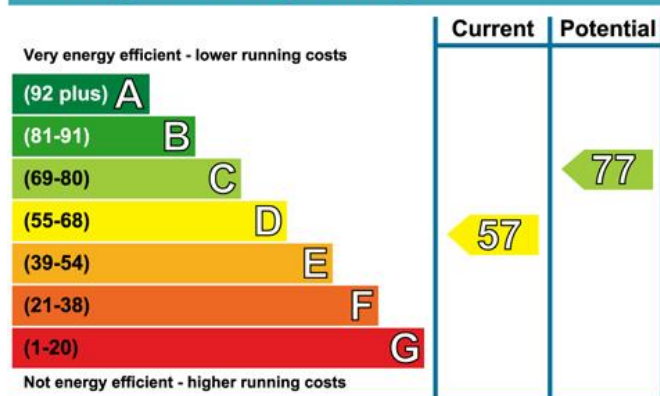
Estimated energy costs of dwelling for 3 years:	£ 8,175
Over 3 years you could save	£ 3,207

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 690 over 3 years	£ 345 over 3 years	
Heating	£ 6,750 over 3 years	£ 4,344 over 3 years	
Hot Water	£ 735 over 3 years	£ 279 over 3 years	
Totals	£ 8,175	£ 4,968	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Room-in-roof insulation	£1,500 - £2,700	£ 654	✓
2 Cavity wall insulation	£500 - £1,500	£ 1,347	✓
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 342	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

TENURE FREEHOLD OFFERS IN THE REGION OF £1,395,000.00

1. Money laundering regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Prestigious Property Limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



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