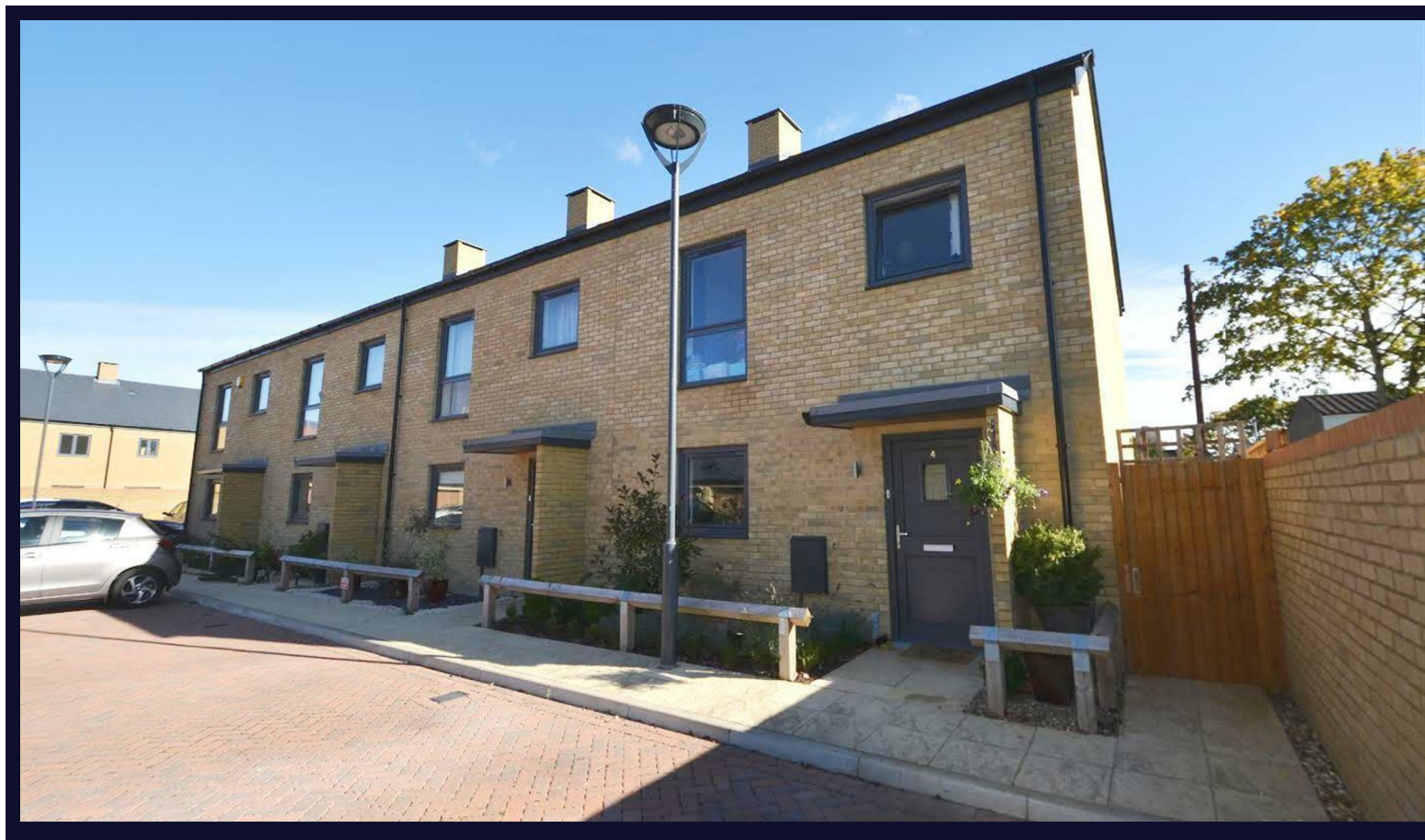


Blount Mews

Uxbridge • Middlesex • UB10 0FJ
Guide Price: £580,000



coopers
est 1986

Blount Mews

Uxbridge • Middlesex • UB10 0FJ

Coopers are proud to market this lovely and spacious three bedroom family home in the St Andrews Park development. This property is in good decorative order and is set out in a peaceful location. This beautiful house benefits from being moments away from an array of local amenities including local schools, Hillingdon Hospital, Brunel University & Uxbridge Town Centre with its range of shops, bars, restaurants and underground station which operates on the Metropolitan & Piccadilly Lines.

St Andrews Park Development

Modern Finish Throughout

Allocated Parking

Integrated Appliances

Private Rear Garden

Ample Storage Space Throughout

Moments From Uxbridge Town Centre

Close To Brunel University

Ground Floor W/C

Council Tax Band E

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Situation

St. Andrews Park is within close proximity of Uxbridge Station in the High Street, which is on both the Metropolitan and Piccadilly Lines. Central London is approximately 45 minutes away. Uxbridge town centre has two shopping centres, a bustling High Street and a choice of cafes, bars and restaurants. Just outside the development in Hillingdon Road is a bus stop, providing excellent links to the local area. The primary school, the John Locke Academy, is an integral part of St. Andrew's Park, as is the 37 acre Dowding park.

Description

Accommodation includes entrance hall leading to fully fitted kitchen with integrated appliances, downstairs WC & large open plan living area leading to a private rear garden. Upstairs you can expect to find three bedrooms and a family bathroom. The property benefits from allocated parking for 2 cars and ample storage space throughout.

Outside

To the front of the property there are two allocated parking spaces. The





Schools:

Uxbridge High School 0.2 miles
John Locke Academy 0.5 miles
St Mary's Catholic Primary School 0.8 miles



Train:

Uxbridge Station 0.6 miles
Hillingdon Station 1.3 miles
Ickenham Station 2.0 miles



Car:

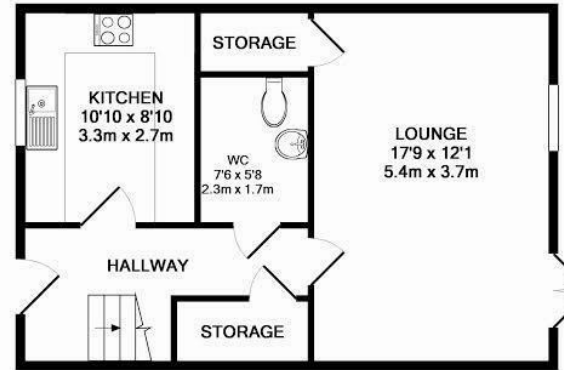
M4, A40, M25, M40



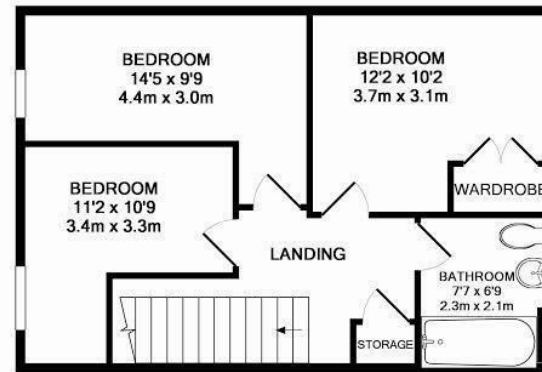
Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
APPROX. FLOOR
AREA 472 SQ.FT.
(43.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 470 SQ.FT.
(43.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 942 SQ.FT. (87.5 SQ.M.)

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 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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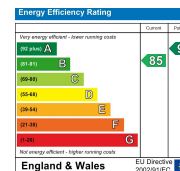
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