

Breakspear Road North

Uxbridge • • UB9 6NA
Asking Price: £700,000



coopers
est 1986

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Enviably located moments from Harefield High street and transport links, A beautifully presented, 2 bedroom, 2 bathroom, duplex apartment, set within a magnificent Grade I listed 17th century manor house with breathtaking views. Breakspear House is a beautifully restored and converted 17th century manor house offering a lovely blend of modern accommodation with character features.

CHAIN FREE

TWO BEDROOMS

TWO BATHROOMS

LARGE LIVING ROOM

VERY MODERN INTERIOR

QUIET LOCATION

SPLIT LEVEL APARTMENT

MODERN KITCHEN

DINING ROOM

1851 SQ.FT

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.





LOCATION

Located upon a sought after road in Harefield, within easy reach to Harefield Village and local parks and nature reserves. Rickmansworth Aquadrome is nearby and offers pleasant countryside walks and river views. For the motorist, the A40/M25 is easily accessible offering routes towards London, Uxbridge, Heathrow and Oxford. Rickmansworth Train Station offers both the Metropolitan and Chiltern Lines. There are a selection of schools in the area to include both state and private.

DESCRIPTION

The apartment boasts bright spaces with large windows throughout. The ground floor provides a modern kitchen/breakfast room with integrated appliances, a separate dining room and a large double aspect sitting room with feature fireplace. A guest cloakroom completes the ground floor. The first floor provides two well-proportioned double bedrooms, each with separate en suites, with bedroom one enjoying a bath and shower en suite.

OUTSIDE

Breakspear House provides beautiful communal grounds including a rose garden, listed 17th Century dovecot with clocktower, walled garden, pinetum and pathways throughout the grounds.





Schools:

The Harefield Academy (0.7 miles)
Harefield Junior School (1.0 miles)
Harefield Infant School (1.0 miles)



Train:

Denham (1.8 miles)
Denham Golf Club (2.3 miles)
Northwood (2.3 miles)



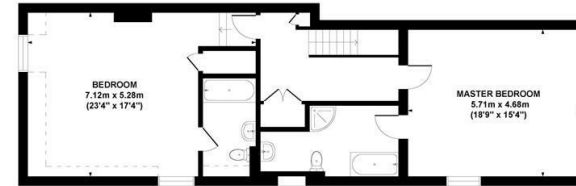
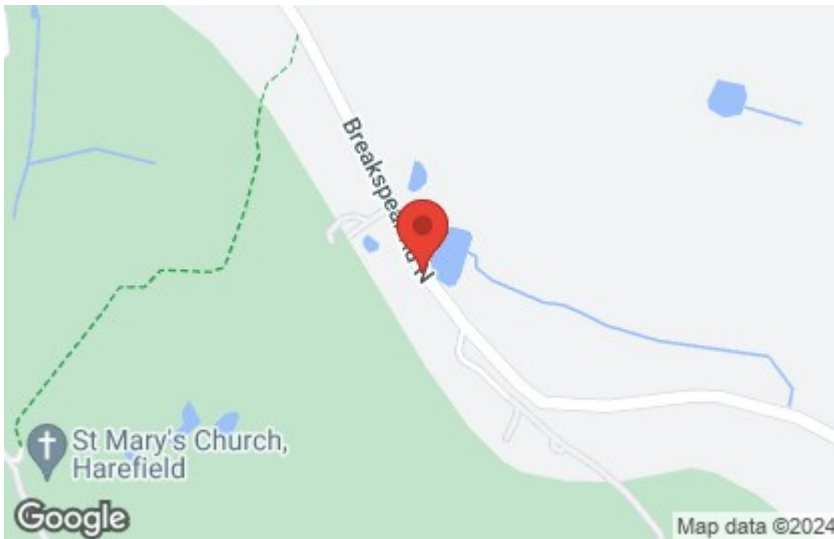
Car:

M4, A40, M25, M40



Council Tax Band:

(Distances are straight line measurements from centre of postcode)



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 86 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 86 SQ M

APARTMENT 9, BREAKSPEAR HOUSE, BREAKSPEAR ROAD NORTH, HAREFIELD, UB9 6NA
APPROX. GROSS INTERNAL FLOOR AREA 172 SQ M / 1851 SQ FT
FLOOR PLAN IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

01895 625 625

**126-128 High Street, Ruislip,
Middlesex, HA4 8LL**

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est 1986

Energy Efficiency Rating	Current	Target
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.