

# Sullivan Crescent

Uxbridge • • UB9 6NL  
Asking Price: £450,000



coopers  
est 1986

# Sullivan Crescent

Uxbridge • • UB9 6NL

This two/three bedroom semi detached property offers a practical, spacious and fresh layout that both investors and first time buyers will appreciate. This property is ready made for relaxed living and is ideally located within walking distance to local shops and schools, the property also benefits from a large private rear garden.

SEMI DETACHED

THREE BEDROOMS

FAMILY BATHROOM

OPEN PLAN LIVING/ DINING

FULLY FITTED KITCHEN

SIDE ACCESS

SCOPE TO EXTEND (STPP)

PRIVATE REAR GARDEN

OUTSIDE STORAGE

698 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.





### **SITUATION**

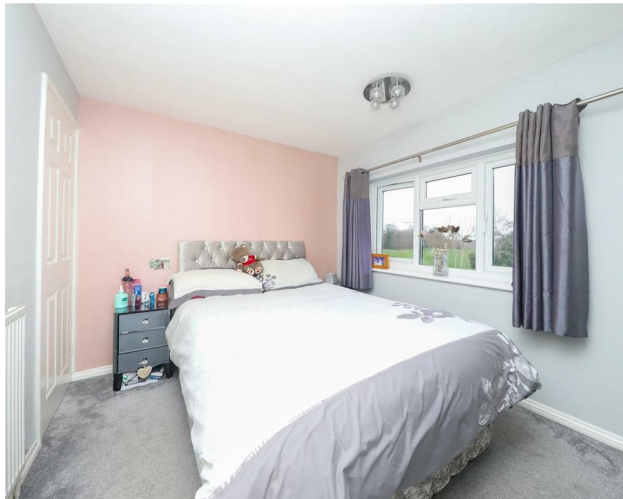
Located on Sullivan Crescent which is an easy walk to Harefield Village, alternatively a 5 minute drive to Denham Green's or Ickenhams array of shops, amenities, trendy eateries and transport connections (Denham Station on the Chiltern Line into London) or Ickenham/West Ruislip Stations for Metropolitan/Piccadilly/Central Lines. In addition, this property is well positioned for the local bus services. For the motorist the A40/M25 is also easily accessible providing a direct route to London and the Home Counties. Within this greenbelt area are many protected nature reserves, woodland, lakes and the Grand Union Canal to enjoy.

### **DESCRIPTION**

Upon entering the property you are greeted with the spacious living/dining room at the front of the property, which benefits from a feature fireplace, storage and the front aspect window. The kitchen offers great size and a wealth of storage space as well as fitted appliances throughout, there is access to the rear garden and the outside storage. Stairs rising to the first floor you are greeted with a large landing. There are three double bedrooms two with fitted storage and a family bathroom.

### **OUTSIDE**

The front is mostly laid to lawn with a pebble pathway and shrub borders. To the rear there is a large patio area and lawn with the benefit of a fully functioning pond. There is also the luxury of an outside storage room.





### Schools:

Harefield Junior School 0.1 miles  
Harefield Infant School 0.2 miles  
The Harefield Academy 0.4 miles



### Train:

Denham 1.8 miles  
Ickenham 3.3 miles  
West Ruislip 2.8 miles



### Car:

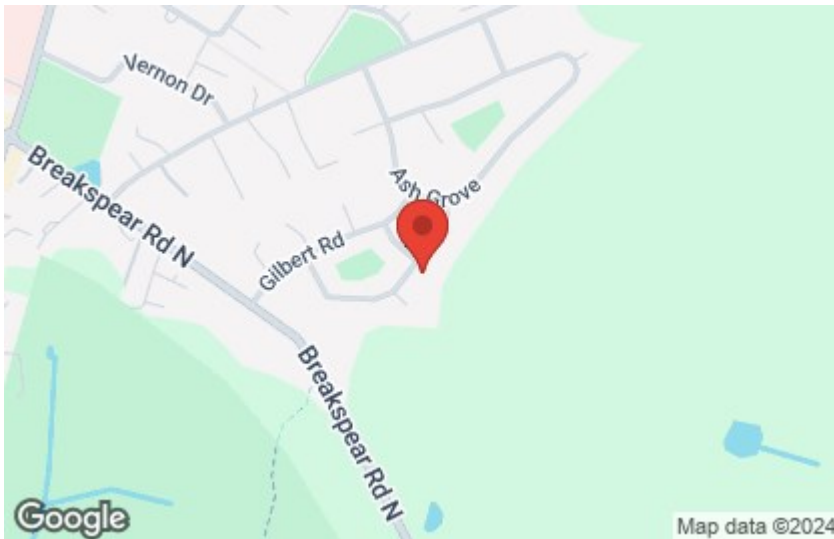
M4, A40, M25, M40



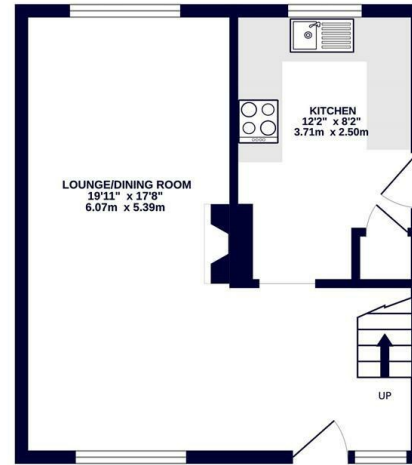
### Council Tax Band:

D

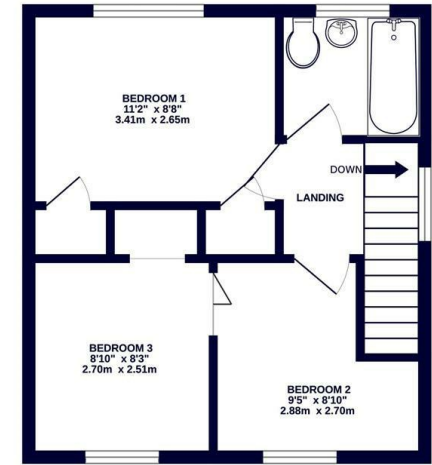
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
346 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 698 sq.ft. (64.9 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.  
Made with Metropix ©2024

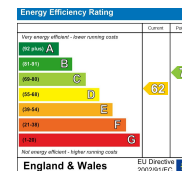


01895 625 625

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

ruislipsales@coopersresidential.co.uk

CoopersResidential.co.uk



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.