

Peerless Drive

Uxbridge • • UB9 6JQ
Asking Price: £235,000



coopers
est 1986

Peerless Drive

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Located on Peerless Drive which is easily accessible to Harefield Village and Denham Green's array of shops, amenities, trendy eateries and transport connections (Denham station on the Chiltern line into London) or a short drive to local Metropolitan/Piccadilly/Central line stations. For the motorist the A40/M25 is a short drive away providing access to London and the Home Counties. Peerless Drive is within easy reach for Harefield Academy. A one bedroom first floor apartment, accommodation briefly comprises a spacious lounge and dining area, fitted kitchen, family bathroom.

ONE BEDROOM

FIRST FLOOR APARTMENT

LIVING ROOM

KITCHEN

BATHROOM

COMMUNAL GARDENS

PARKING AVAILABLE

CHAIN FREE

NEW LEASE UPON COMPLETION

441 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

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DESCRIPTION

This one bedroom apartment is an ideal opportunity for those looking to get into the marketplace for the first time or creates a sound investment prospect. It is well presented throughout offering well proportioned light filled rooms. The property comprises of entrance hallway, good size lounge/diner, modern fitted kitchen, a double bedroom and modern bathroom. Set on the second floor the accommodation is accessed via a front communal entrance and to the stairs rising to the first and second floors.

OUTSIDE

Well maintained communal ground and parking available.





Schools:

Harefield Infant School (0.9 miles)
Harefield Junior School (0.9 miles)
The Harefield Academy (1.3 miles)



Train:

Denham Station (0.9 miles)
Denham Golf Club Station (1.5 miles)
West Ruislip Station (2.5 miles)



Car:

M4, A40, M25, M40



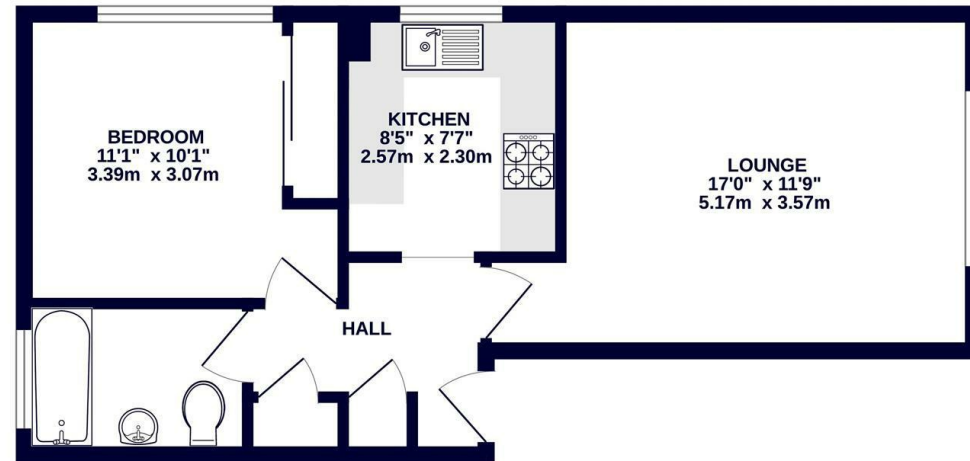
Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



FIRST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 441 sq.ft. (41.0 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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Not energy efficient - higher running costs	F		
Very poor energy efficiency - higher running costs	G		

England & Wales
EU Directive 2002/91/EC

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.