

Milne Way

Uxbridge • Middlesex • UB9 6BQ
Asking Price: £450,000



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A superb three bedroom family home set in Harefield offers space, style and modern living. The property is well presented throughout and provides both great indoor and outdoor space. Briefly, the home comprises of the hallway, living room, kitchen, dining room, down stairs WC, three bedrooms and a family bathroom.

END TERRACE

THREE BEDROOMS

LIVING/DINING ROOM

KITCHEN

SOUTGHT AFTER LOCATION

WELL MAINTAINED GARDEN

VIEWS OVER COLNE VALLEY

POTENTIAL TO EXTEND STPP

PEACEFUL LOCATION

860 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

Milne Way backs directly onto greenbelt common, offering stunning panoramic views across the Colne Valley with its lakes, country fields and The Chiltern Hills on the horizon. It is beautifully positioned in the peaceful Avenue that conveniently adjoins direct access to 'Belfry Open Spaces' and the bluebell woods of Park Wood Nature Reserve. Enjoy amazing views, beautiful walks and breath taking scenery. Within walking distance (0.6 miles) to Harefield Village and its extensive shops and amenities, it is well placed for flying, sailing, fishing, horse riding, football, cricket, shooting and golf. London by tube is accessible via the Metropolitan line is at Northwood, Rickmansworth and Uxbridge. There is also the Chiltern Railway Line at Denham and Rickmansworth, with bus routes towards Uxbridge, Ruislip and Rickmansworth, and easy motorist access to the A/M40 and M25 offering connections to London and the home counties. Educationally Harefield is renowned for its Academy and Harefield Junior School was judged as 'outstanding' by Ofsted. There is also an excellent selection of both state and private schools nearby including Merchant Taylors and St.Helens.

DESCRIPTION

With well proportioned rooms this property comprises of the entrance leading to a spacious open plan living room which leads into the dining room. Leading from the dining room is the modern kitchen which can also be accessed from the hallway, there is a door leading from the kitchen into the low maintenance landscaped garden. Completing the ground floor is the downstairs WC. On the first floor there are three bedrooms and a newly refurbished family bathroom.

OUTSIDE

To the front of the property is a private paved walk way. To the rear there is a well maintained patio area covered with a pergola, artificial lawn and decking for all year round entertainment. There is also side access to the front of the house.



Schools:

Harefield Infant and Junior 0.5 miles
The Harefield Academy 0.8 miles
St Helen's Primary and Secondary 3 miles



Train:

Denham 2.0 miles
Denham Golf Club 2.0 miles
Rickmansworth 2.4 miles



Car:

M4, A40, M25, M40



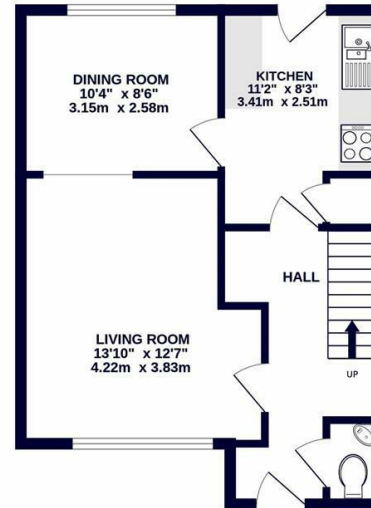
Council Tax Band:

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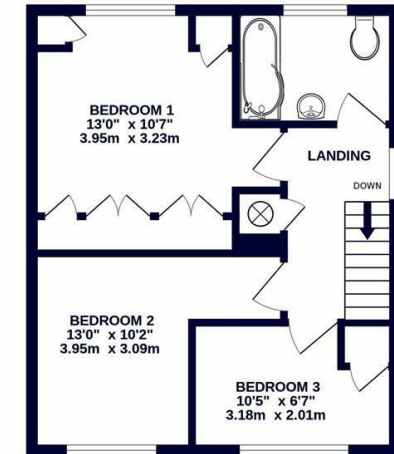
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 860 sq.ft. (79.9 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.
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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		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		
		85	67
England & Wales		03 October 2022/01/2023	

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.