

Marina Approach

Yeading • Middlesex • UB4 9TB
Guide Price: £575,000



coopers
est 1986

Marina Approach

Yeading • Middlesex • UB4 9TB

A five bedroom townhouse situated on Marina Approach, a sought after residential development located within the tranquil setting of Yeading Marina and nature reserve beyond.

This location offers easy access to a variety of amenities including bus links, the M4/A40, Heathrow Airport and a number of local shops and superstores including Tesco's and the Quayside Bistro. The ground floor benefits from a entrance hall, 14ft fourth bedroom, family shower room and 15ft fifth bedroom. To the first floor there is a 22ft living/dining room, 15ft kitchen and dual balconies to front and rear. To the second floor is the 15ft main bedroom with en-suite, 11ft second bedroom, 10ft third bedroom and family bathroom. Outside there is off street parking and private rear garden.

Five bedroom townhouse

Terraced

Direct access to private marina

Close to local amenities

22ft living/dining room

15ft kitchen

15ft main bedroom with en-suite

Dual aspect Balconies

Private rear garden

Off street parking

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.





Property

A five bedroom townhouse that has been well maintained and updated by the current owners. The ground floor benefits from a entrance hall, 14ft fourth bedroom, family shower room and 15ft fifth bedroom. To the first floor there is a 22ft living/dining room, 15ft kitchen and dual balconies to front and rear. To the second floor is the 15ft main bedroom with en-suite, 11ft second bedroom, 10ft third bedroom and family bathroom.

Location

Marina Approach is a sought after residential development located within the tranquil setting of Yeading Marina and nature reserve beyond. This location offers easy access to a variety of amenities including bus links, the M4/A40 road links (providing access to London and The Home Counties), Heathrow Airport and a number of local shops and superstores including Tesco's and the Quayside Bistro.

Outside

There is off street parking and a private rear garden. The property also has balconies to the front and the rear.





Schools:

Durdans Park Primary School 0.3 miles
Lady Margaret Primary School 0.4 miles
Yeading Infant and Nursery School 0.7 miles



Train:

Southall 1.1 miles
Northolt 2.0 miles
Hanwell 2.0 miles



Car:

M4, A40, M25, M40



Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
488 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



2ND FLOOR
477 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 1458 sq.ft. (135.4 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

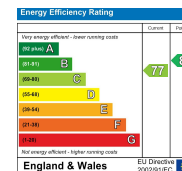


01895 230 103

109 Hillingdon Hill, Hillingdon Village,
Middlesex, UB10 0JQ

hillingdon@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.