

Sharpness Close

Yeading • Middlesex • UB4 9SW

Offers In Excess Of: £325,000



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Sharpness Close

Yeading • Middlesex • UB4 9SW

A one bedroom terraced house, situated on Sharpness Close, a sought after residential road located close to 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, Heathrow Airport and a number of local shops and superstores. The property comprises hallway with doors leading to the 7ft kitchen and 16ft living room, leading to the rear garden. The first floor comprises 11ft bedroom and family bathroom. Outside there is allocated parking and private rear garden.

One bedroom house

Mid terraced

Sought after location

Close to local amenities

Great transport links

16ft living room

7ft kitchen

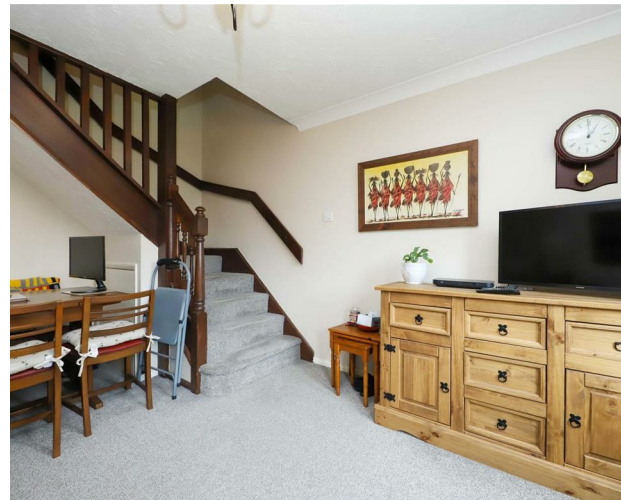
11ft bedroom

Allocated parking

Private rear garden

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 one bedroom terraced house, that is situated on a popular residential road on the Glencoe development in Yeading. The property comprises hallway with doors leading to the 7ft kitchen and 16ft living room, leading to the rear garden. The first floor comprises 11ft bedroom and family bathroom.

Location

Sharpness Close is a sought after residential road located close to 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

The property offers allocated parking along with a front garden and private rear garden that are both mainly laid to lawn.



Schools:

Durdans Park Primary School 0.3 miles
 The Willows 0.3 miles
 Yeading Infant and Nursery School 0.7 miles



Train:

Southall 1.2 miles
 Northolt 2.0 miles
 Greenford 2.0 miles



Car:

M4, A40, M25, M40



Council Tax Band:

C

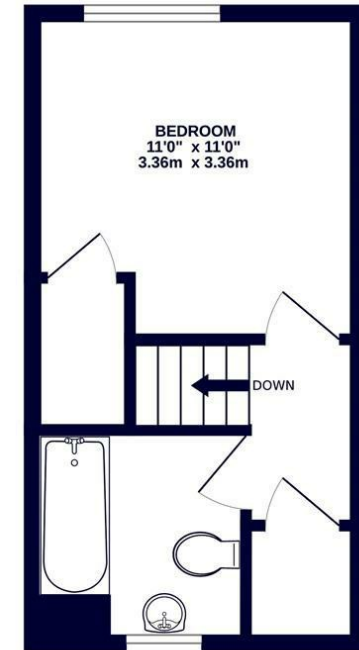
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
 233 sq.ft. (21.7 sq.m.) approx.



1ST FLOOR
 231 sq.ft. (21.4 sq.m.) approx.



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TOTAL FLOOR AREA : 464 sq.ft. (43.1 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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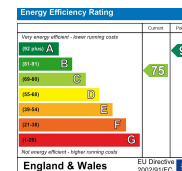
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