



**FOUR BEDROOM TOWNHOUSE SITUATED ALONG THE GRAND UNION CANAL**

Royal Quay, Harefield, Uxbridge, UB9 6FG

Royal Quay, Harefield, Uxbridge, UB9 6FG

**FOUR BEDROOMS • FOUR BATHROOMS •  
HIGH SPECIFICATION THROUGHOUT •  
DRIVEWAY PARKING • PRIVATE REAR GARDEN  
• NO ONWARD CHAIN**

### Description

Set within a peaceful development, this four bedroom, four bathroom terraced town house was built within the past eight years by renowned builders Oakford Homes.

The property enjoys a tranquil setting with views over the Grand Union canal and has been built to a high specification throughout to provide modern and flexible living accommodation over 1,800 sqft set over four floors.

Externally, there is off street parking for multiple vehicles and to the rear, a private and secluded garden. The property is brought to the market with the advantage of no onward chain.





The property is situated in Harefield which is surrounded by some beautiful countryside along the Grand Union Canal. The local area also has good sporting facilities which include golf, cricket and football clubs. Rickmansworth caters for specialist and daily shopping requirements to include the food halls of Marks & Spencer, Waitrose and Tesco. More extensive shopping facilities are available in the larger towns of Watford and Uxbridge. At Denham is the Chiltern Line to Marylebone whilst at Rickmansworth there is the Chiltern Line and Metropolitan railways to London Marylebone and Baker Street. The M25 motorway is available at junction 17 connecting you to the national motorway network. The area is well served for good quality private and state schools for all ages.

#### **Additional Information**

Tenure: Freehold

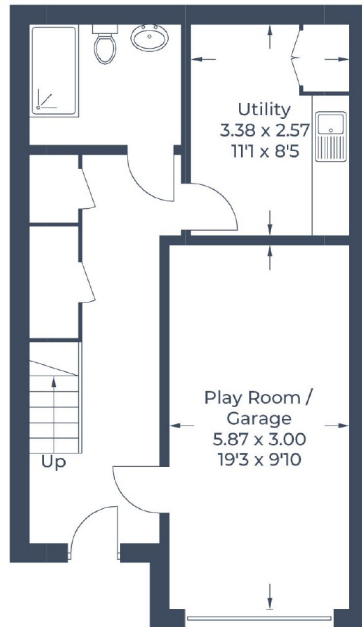
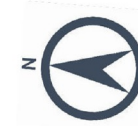
Local Authority: London Borough of Hillingdon

Council Tax: G

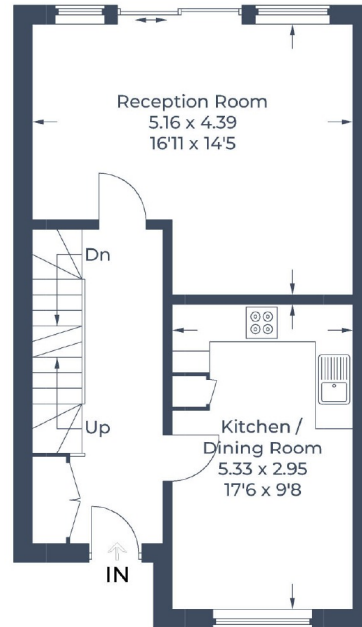
Energy Efficiency Rating: B



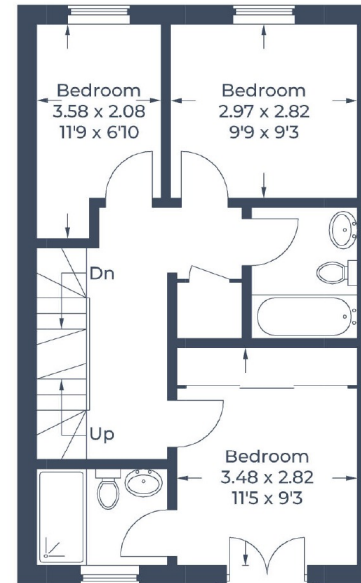
Approximate Gross Internal Area  
 Lower Ground Floor = 46.2 sq m / 497 sq ft  
 Ground Floor = 46.5 sq m / 500 sq ft  
 First Floor = 45.0 sq m / 484 sq ft  
 Second Floor = 33.3 sq m / 360 sq ft  
 Outbuilding = 1.9 sq m / 20 sq ft  
 Total = 172.9 sq m / 1,861 sq ft



**Lower Ground Floor**



**Ground Floor**



**First Floor**



(Not Shown In Actual  
 Location / Orientation)

**Second Floor**

Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
 © CJ Property Marketing Produced for Robsons

**ROBSONS**

7 Clive Parade, Northwood, HA6 2QF  
 Tel: 01923 835355 Email: northwood@robsonswb.com

Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.