

Fernes Close

Uxbridge • Middlesex • UB8 2YR
Guide Price: £270,000



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Nestled in Fernes Close is this charming first floor maisonette, offering a delightful blend of comfort and convenience. One of the standout features of this property is the residential parking.

The quiet neighbourhood enhances the appeal of this maisonette, offering a sense of community while still being close to local amenities. Fernes Close is perfectly positioned to offer easy access to local shops and bus links to West Drayton and Uxbridge High Streets. West Drayton High Street offers a wide range of shops, eateries and Railway Station (Elizabeth Line). Uxbridge Town Centre is just a short bus journey away and is renowned for its two shopping centres, supermarkets, restaurants and Tube Station.

Two bedroom maisonette

Located in a peaceful area

Residents parking

First floor

Elizabeth Line close by

Close to local amenities

Perfect for a first time buyer

In between Uxbridge and West Drayton stations

Well presented throughout

Easy access to A40 / M25

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.





ENTRANCE FLOOR
34 sq.ft. (3.2 sq.m.) approx.

1ST FLOOR
545 sq.ft. (50.6 sq.m.) approx.



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TOTAL FLOOR AREA : 579 sq.ft. (53.8 sq.m.) approx.
Whilst every endeavour has been made to ensure the accuracy of the floor plan, measurements, floor areas, room sizes and any other items shown, no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as 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
Very energy efficient - lower running costs	
2004/05 A	A
2004/05 B	B
2004/05 C	C
2004/05 D	D
2004/05 E	E
2004/05 F	F
2004/05 G	G
All energy efficient - higher running costs	
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.