

Swakeleys Road

Uxbridge • • UB10 8DQ

Guide Price: £380,000



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This two bedroom two bathroom first floor maisonette is a great opportunity for someone looking for a property in a fantastic location close to Ickenham and West Ruislip tube stations offering easy access into central London via the Central and Metropolitan / Piccadilly lines. This property provides the perfect opportunity for a first time buyer, or someone looking to downsize with the added bonus of being moments away from local shops and transport links. The property also benefits from off street parking and a garage.

Maisonette

Two bedrooms

First floor

En-suite to master bedroom

Parking

Garage

Chain free

High street location

Walking distance tube lines

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.

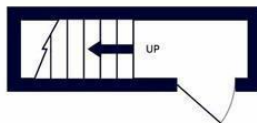




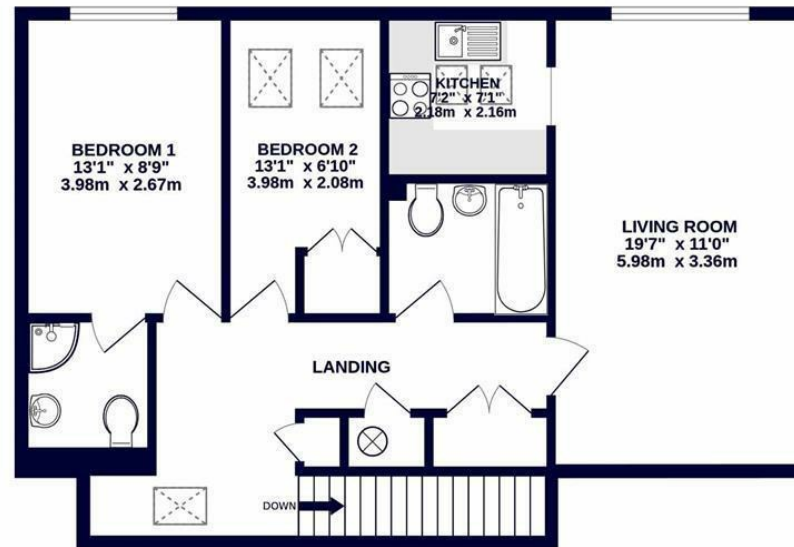
OUTBUILDING
129 sq.ft. (12.0 sq.m.) approx.



GROUND FLOOR
32 sq.ft. (2.9 sq.m.) approx.



1ST FLOOR
716 sq.ft. (66.6 sq.m.) approx.



TOTAL FLOOR AREA : 877 sq.ft. (81.5 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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**27-29 Swakeleys Road, Ickenham,
Middlesex, UB10 8DF**
ickenham@coopersresidential.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A++ (1-10)		
A+ (11-15)		
A (16-20)		
B (21-25)		
C (26-30)		
D (31-35)		
E (36-40)		
F (41-45)		
G (46-50)		
Not energy efficient - higher running costs		
England & Wales EPC 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.