

Corwell Gardens

Hillingdon • Middlesex • UB8 3JT

Guide Price: £375,000



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est 1986

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A luxury two bedroom ground floor apartment situated on Corwell Gardens, a popular residential road situated close to the Harlington Road offering easy access to local shops and schools, bus/road links including the M4/M40. The property comprises a hallway with doors leading to the 22ft living room/kitchen, 15ft main bedroom with fitted wardrobes and en-suite, 15ft second bedroom with fitted wardrobes and family bathroom. Outside there is a private rear garden and allocated parking.

Two bedroom luxury apartment

Ground floor

Share of freehold

Great transport links

Close to local amenities

22ft living room/kitchen

15ft main bedroom with en-suite

15ft second bedroom

Private rear garden

Allocated 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

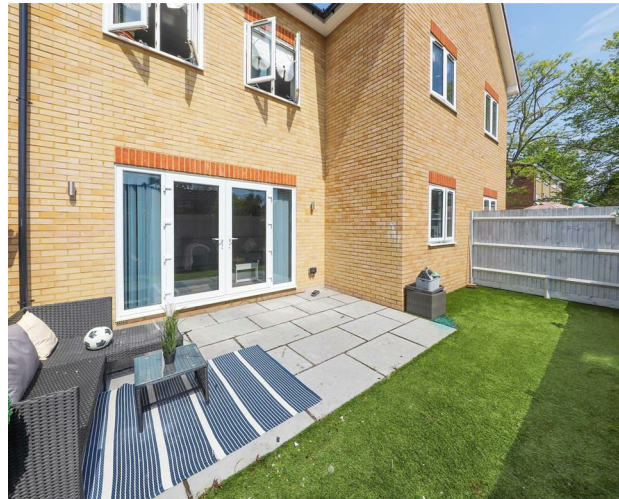
A beautifully presented two bedroom, two bathroom luxury ground floor apartment that is situated within a small and exclusive development on a sought after road and measures approximately 772 sq ft. The property comprises a hallway with doors leading to the 22ft living room/kitchen, 15ft main bedroom with fitted wardrobes and en-suite, 15ft second bedroom with fitted wardrobes and family bathroom.

Location

Corwell Gardens is a popular residential road situated close to the Harlington Road offering easy access to local shops and schools, bus/road links including the M4/M40 with its links to London and the Home Counties along with Stockley Park and Heathrow Airport. Uxbridge town centre with its multitude of shops, bars, restaurants and Metropolitan/Piccadilly line station is a short drive away.

Outside

The rear of the property benefits from allocated parking and a private rear garden.





Schools:

Rosedale Primary School 0.5 miles
Hewens Primary School 0.6 miles
De Salis Studio College 0.6 miles



Train:

Hayes & Harlington station 1.4 miles
West Drayton station 1.5 miles
Hillingdon station 2.4 miles



Car:

M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
772 sq.ft. (71.8 sq.m.) approx.



TOTAL FLOOR AREA: 772 sq.ft. (71.8 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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Not energy efficient - higher running costs	F		
Least energy efficient - highest running costs	G		
		84	84
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.