

# Harefield Road

Uxbridge • Middlesex • UB8 1GW

Guide Price: £285,000



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est 1986

# Harefield Road

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Nestled on Harefield Road in the vibrant area of Uxbridge, this charming one-bedroom flat offers a perfect blend of modern living and convenience. The property boasts a contemporary design throughout, ensuring a stylish and comfortable atmosphere for its residents.

A gorgeous inviting open-plan kitchen that seamlessly integrates with the living space, making it ideal for both relaxation and entertaining.

Accessibility is a key feature of this flat, with lift access available, making it suitable for all. The location is well-served by various transport links, providing easy connections to the surrounding areas. This one-bedroom apartment is an excellent opportunity for first-time buyers, with its modern design and convenient amenities, this property is sure to attract interest.

3rd Floor apartment

One Bedroom

Modern design throughout

Open plan kitchen

Lift access

Excellent condition

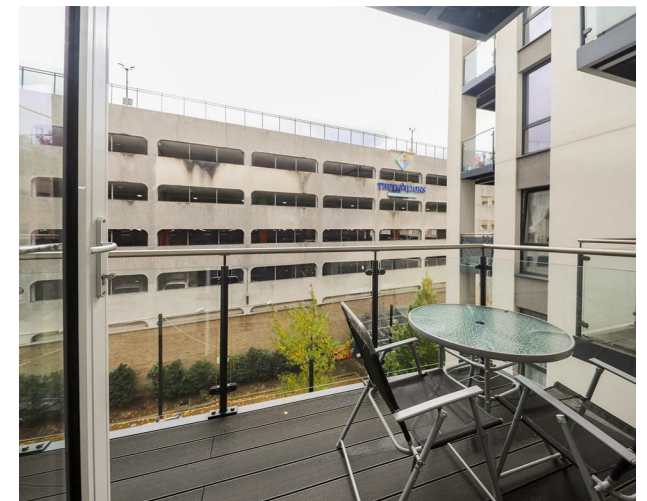
Nestled in Uxbridge town centre

Various transport links on the doorstep

EPC rating B

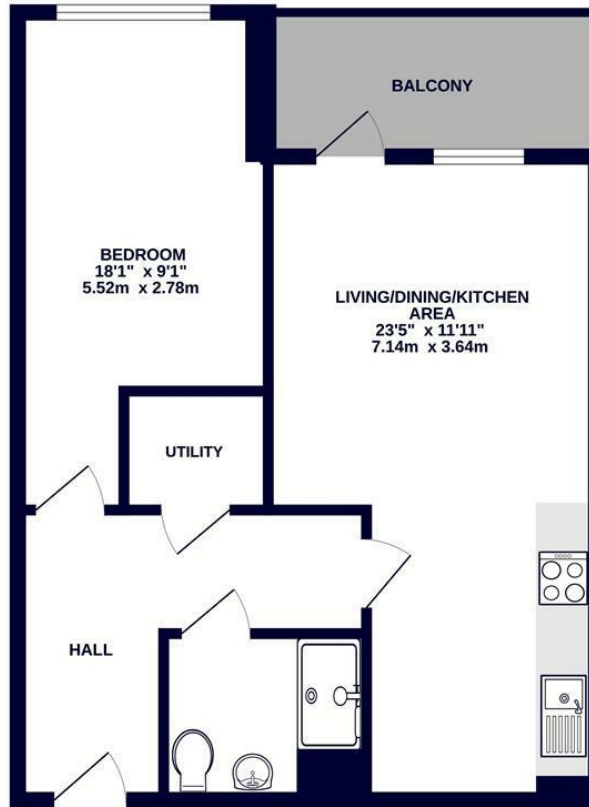
A40/M25/M40 motorway links

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.





3RD FLOOR  
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA: 546 sq.ft. (50.7 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	Potential
How energy efficient? - lower rating costs	
Very energy efficient (A)	Very energy efficient (A)
Energy efficient (B)	Energy efficient (B)
Decent (C)	Decent (C)
Decent (D)	Decent (D)
Needs improvement (E)	Needs improvement (E)
Needs improvement (F)	Needs improvement (F)
Needs improvement (G)	Needs improvement (G)
Not energy efficient - higher running costs	
85	85
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.