

# Heatherwood Drive

Hayes • Middlesex • UB4 8TN  
Offers In Excess Of: £155,000



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est 1986

# Heatherwood Drive

**Hayes • Middlesex • UB4 8TN**

A ground floor, studio apartment offered to the market with no onward chain situated on Heatherwood Drive, a development located just off Charville Lane, a short drive away from Kingshill Avenue and the Uxbridge Road with all their amenities including shops and bus links. Uxbridge Town centre with its array of shops, restaurants and Metropolitan & Piccadilly tube station is also close by. The property comprises a 14'8ft studio room, 7'9ft kitchen and family bathroom. Outside benefits from allocated parking and well kept communal gardens mainly laid to lawn.

Studio apartment

Ground floor

No onward chain

Great transport links

Convenient location

Cul-de-sac location

14ft Studio room

7ft kitchen

Allocated parking

Communal garden

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 ground floor studio apartment offered to the market with no onward chain. The property comprises 14'8ft studio room, 7'9ft kitchen and family bathroom.

### **Location**

Heatherwood Drive is a development located just off Charville Lane a short drive away from Kingshill Avenue and the Uxbridge Road with all their amenities including shops and bus links. Uxbridge Town centre with its expanse of shops, banks, restaurants and Metropolitan & Piccadilly tube station is also close by, while the M4 and its links to London and the Home Counties is just a short drive away.

### **Outside**

Outside there is allocated parking along with a landscaped, mainly laid to lawn, communal garden.





### Schools:

Charville Academy 0.2 miles  
 Hayes Park School 0.6 miles  
 Hewens Primary School 0.7 miles



### Train:

Hillingdon Station 1.4 miles  
 Ickenham Station 1.8 miles  
 Ruislip Gardens Station 1.9 miles



### Car:

M4, A40, M25, M40



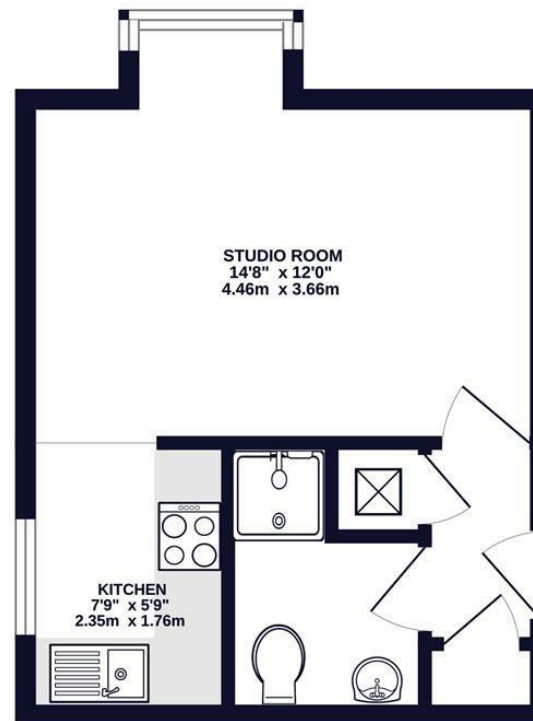
### Council Tax Band:

B

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
 266 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA: 266 sq.ft. (24.8 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	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		
EU Directive 2002/91/EC		
England & Wales		

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.