

Peerless Drive

Uxbridge • Middlesex • UB9 6JE

Asking Price: £350,000



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CHAIN FREE - A charming two-bedroom cluster home on Peerless Drive offering light-filled, comfortable living space throughout. The ground floor features an entrance area with useful storage, leading into a bright and spacious main living room along with a separate, modern kitchen. Upstairs, you will find a generous main bedroom, a versatile second bedroom perfect as a guest room or home office, and a central family bathroom. Step outside to enjoy your own private, fully fenced garden, with off street parking, an ideal outdoor retreat for relaxing, dining, or pets.

CHAIN FREE

TWO BEDROOM

CLUSTER HOME

BATHROOM

MODERN KITCHEN

PRIVATE OUTDOOR SPACE

OFF STREET PARKING

QUIET LOCATION

PLENTY OF STORAGE SPACE

574.9 SQ FT

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.





Ground Floor

Approx. 27.0 sq. metres (291.2 sq. feet)
(excluding Cupboard)



First Floor

Approx. 26.4 sq. metres (283.8 sq. feet)



Total area: approx. 53.4 sq. metres (574.9 sq. feet)

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Whilst every effort has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
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.