



Terry Place High Road UB8 2HF

SPACIOUS 1 BEDROOM MAISONETTE : A larger than average, 1 bedroom ground floor maisonette in a convenient location. The property is within walking distance of Cowley Recreation Ground and the Grand Union Canal walks, Brunel University and also benefits from regular bus routes to West Drayton mainline station to Paddington (Crossrail due 2022), London Heathrow Airport and Uxbridge Town centre and Tube Station.

This property features an entrance, spacious lounge, fitted kitchen, double bedroom and three piece bathroom suit.

Other benefits include double glazing, private rear garden and gas central heating.

Accommodation

Ground Floor Maisonette

1 Double Bedroom

Fitted Kitchen

**Gas Central Heating /
Double Glazing**

Private Rear Garden

Convenient Location

EPC Rating D / Leasehold

Ground Floor

Entrance Hall - Laminate flooring and radiator.

Living Room - 14' 5" x 11' 9" (4.4m x 3.6m) Laminate flooring, radiator and double glazed window to front aspect.

Kitchen - 9' 10" x 6' 10" (3m x 2.1m) Vinyl flooring. Fitted wall and base units with worktops to include a single drainer sink unit, cooker point extractor fan hood, gas oven and hob, space for fridge/freezer, plumbing for washing machine, and part tiled walls and splashbacks. Double glazed windows to front and side aspect.

Double Bedroom - 12' 1" x 9' 10" (3.7m x 3m) Fitted wardrobes, fitted carpet, radiator and double doors leading to private garden.

Bathroom - 5' 6" x 8' 2" (1.7m x 2.5m) Tiled flooring, Three-piece bathroom suite to include a panel enclosed bath, pedestal hand basin, low level W.C. and tiled walls and splashbacks, radiator. Frosted double glazed window.



Exterior

Rear Garden - Low maintenance laid to lawn with decking area.

Tenure - Leasehold - 125 Years from 23rd October 1989.

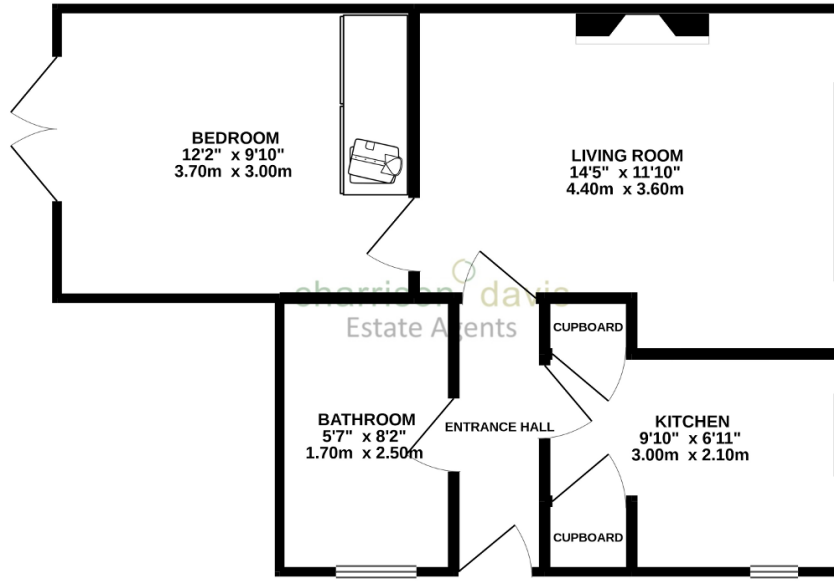
About Cowley - Cowley is a village contiguous with the town of Uxbridge in the London Borough of Hillingdon. A largely suburban village with 16 listed buildings, Cowley is within 1 mile of West Drayton station to Paddington (Crossrail due 2022) and is bordered to the west by the River Colne and Yiewsley/West Drayton to the south.

St. Laurence Church was in recorded as in the parish of Cowley in the 1086 Domesday Book along with the parish land owned by Westminster Abbey. Historically, in the west, along the main road between Uxbridge and West Drayton, and mostly to the north of the Iver Lane turning, lay the village formerly known as Cowley Street.





GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 436 sq.ft. (40.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		