



High Road UB8 2HN

SUPERB 3 BEDROOM DETACHED BUNGALOW / GREAT LOCATION This 3 bedroom detached Bungalow is situated close to all local amenities and within easy reach of local schools including colleges and Brunel university.

The property comprises of a spacious lounge, fitted kitchen with double glazed door to garden, 3 bedrooms, family bathroom, conservatory and private front and rear gardens. Other benefits include double glazed windows and gas central heating.

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, London Heathrow Airport and Uxbridge Town centre and Tube Station.

- * Minimum Tenancy 6 Months
- * Deposit £1,800
- * Council Tax Band D

Accommodation

Three Bedroom Detached Bungalow

Sought After Location

Spacious Accommodation

Large Rear Garden with Side Access

Double Glazing & Gas Central Heating

EPC Rating D

Ground Floor

Lounge - 13' 5" x 10' 11" (4.11m x 3.35m) Fitted carpet and radiator with double glazed sliding doors into conservatory.

Kitchen - 10' 10" x 8' 11" (3.31m x 2.74m) Fitted wall and base units with worktops to include a single drainer sink unit, gas hob, electric oven, space for fridge/freezer and part tiled walls and splashbacks. double glazed door to rear garden.

Conservatory - Tiled flooring with double glazed windows to rear and side aspect and doors to rear garden.

Bedroom 1 - 15' 3" x 12' 5" (4.68m x 3.8m) Fitted carpet, radiator and double glazed bay window to front aspect.

Bedroom 2 - 11' 11" x 10' 11" (3.64m x 3.33m) Fitted carpet, radiator and double glazed window to side aspect.

Bedroom 3 - 10' 11" x 7' 2" (3.33m x 2.19m) Fitted carpet, radiator and double glazed window to front aspect.

Bathroom - Three-piece bathroom suite to include a panel enclosed bath, pedestal hand basin, low level W.C. and fully tiled walls and splashbacks. Frosted double glazed window.



Exterior

Front Garden - Pebbled with mature planting.

Rear Garden - Laid to Lawn

Council Tax - London Borough of Hillingdon Band D

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 and is bordered to the west by the River Colne and Yiewsley/West Drayton to the south.

St. Laurence Church was 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. This hamlet and the church hamlet formed the main areas of settlement



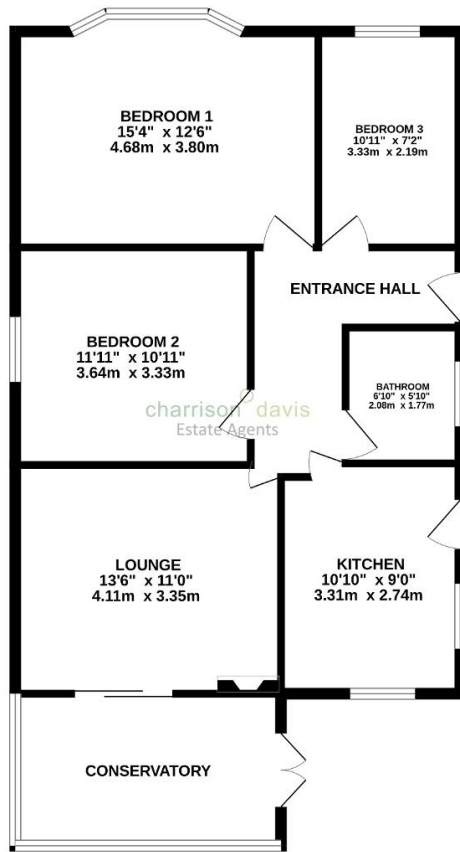
within the parish, though there were a few houses elsewhere, including some at what is now called Cowley Peachey, the southern part of Cowley

Little Britain Lake in the west of Cowley extends for about 450 metres between the Colne and a channel of it known as Frays River. The lake, which is in the Colne Valley Regional Park conservation area is noted for less common water birds, such as gadwall and great crested grebe, and for more common species including mute swan and grey heron.



Brunel University London is a public research university located to the north of Cowley in Uxbridge. Founded in 1966, it was named after the Victorian engineer Isambard Kingdom Brunel. It is organised into three colleges and three major research institutes, a structure adopted in August 2014 which also changed the university's name to Brunel University London. Brunel has over 12,900 students and 2,500 staff

GROUND FLOOR
864 sq.ft. (80.3 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.3 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		