





Offering a superb entry level into the market for first time buyers and investors, this one bedroom freehold terrace house enjoys clean crisp interior. Uxbridge and West Drayton town centers, Brunel University and within easy access of local shops/transport networks which is being sold with the benefit of no onward chain. The fully enclosed courtyard rear garden is paved creating very low maintenance outside space. To the front of the property there is allocated parking and ample on street parking.

Newcourt is a popular and incredibly convenient development situated close to the Grand Union Canal. Local amenities and bus routes can be found within easy reach as can Brunel University & Hillingdon Hospital. West Drayton High Street & Uxbridge Town Centre with its extensive array of shops, bars, restaurants & tube station are also close by.

Freehold House

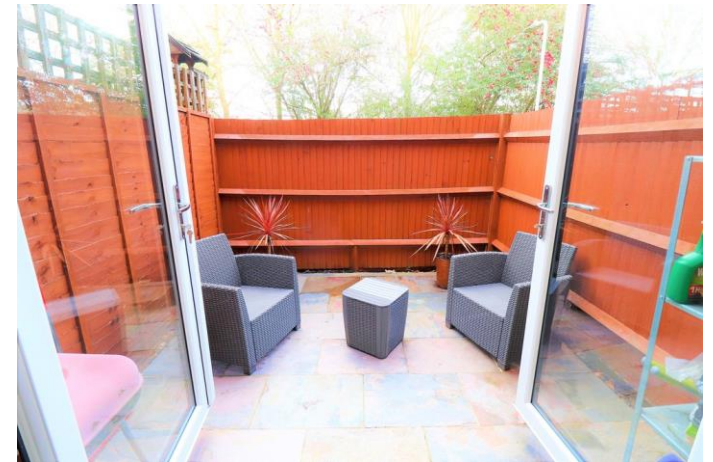
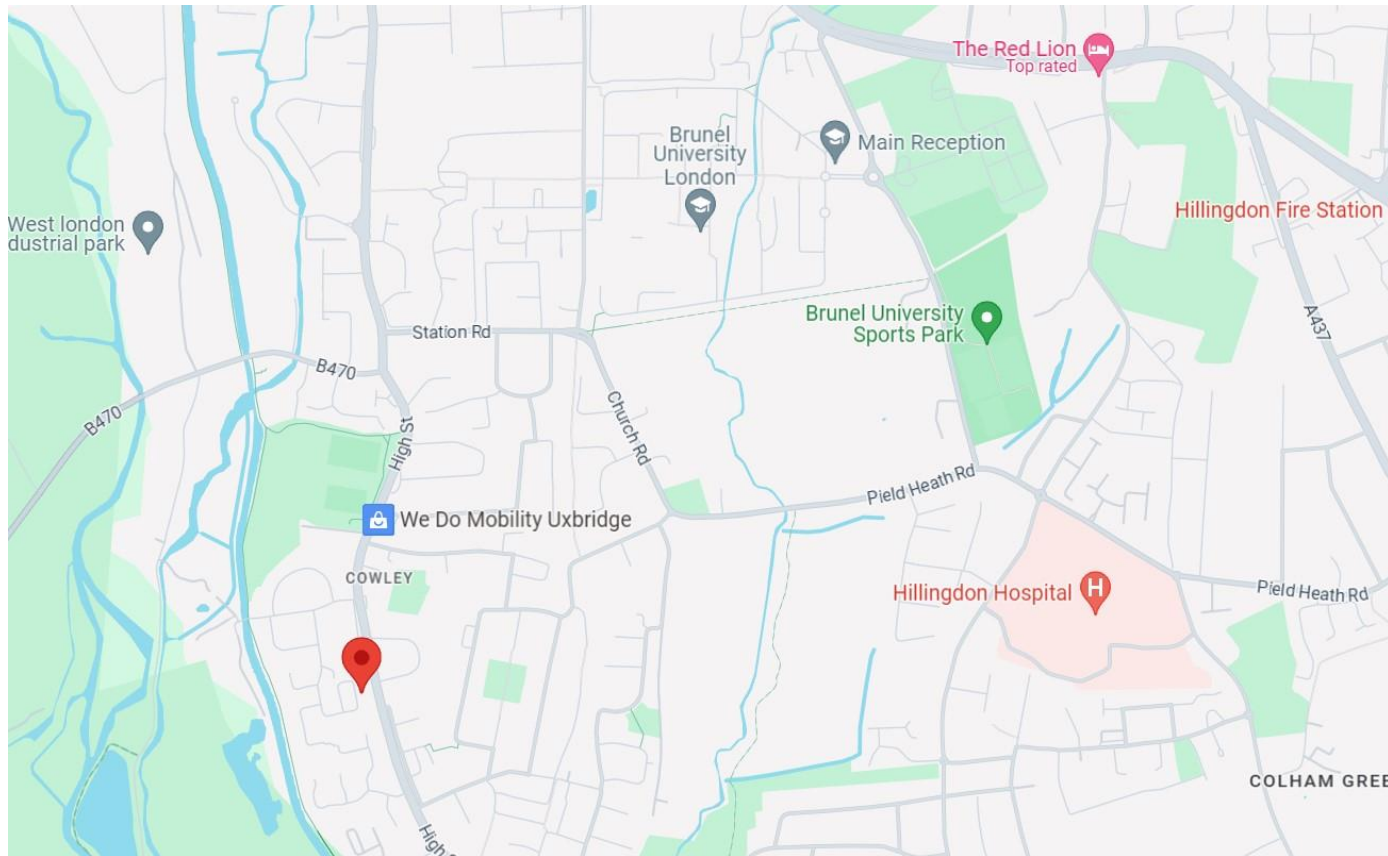
Private Parking

Garden

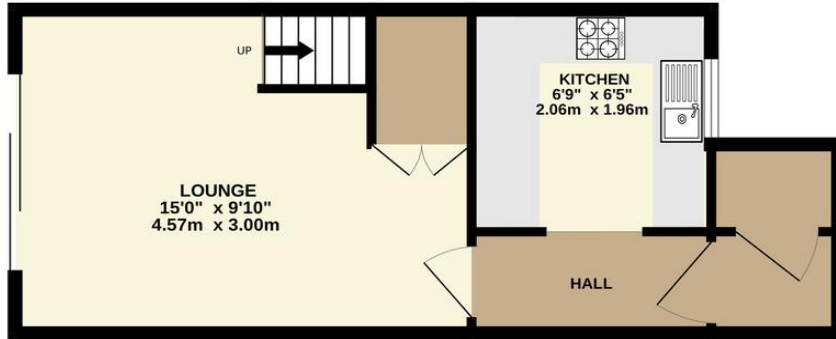
Newly Refurbished

Nearby Local Transport and Amenities

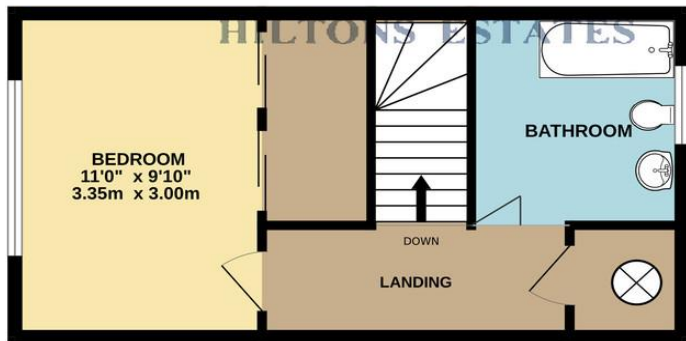




GROUND FLOOR
417 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA: 778 sq.ft. (72.3 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		
69-80	C		71 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.