

The Larches

Hillingdon • Middlesex • UB10 0DD

Guide Price: £165,000



coopers
est 1986

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ANOTHER PROPERTY SOLD BY COOPERS. A rarely available one bedroom bungalow situated within Leaside Court that was constructed by Trident Retirement Homes and is conveniently located just off Long Lane. The resident House Manager can be contacted from various points within each property in the case of an emergency. For periods when the House Manager is off duty there is a 24 hour emergency Careline response system. The property itself is well maintained and comes without an onward chain and benefits from an entrance hall, 14ft living room, 10ft kitchen, 14ft bedroom and bathroom. Outside there are communal gardens and communal parking spaces.

ANOTHER PROPERTY SOLD BY COOPERS

One bedroom bungalow

Over 55's

No onward chain

Close to local amenities

14ft living room

14ft bedroom

10ft kitchen

Well kept communal gardens

Communal parking

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.





Directions

From our office on Hillingdon Hill, proceed to the second set of traffic lights and turn left onto Long Lane. Take the first right onto The Larches, the entrance to Leaside Court is directly in front of you.

Situation

Leaside Court is a development designed for the over 55's, tucked away just off Long Lane in Hillingdon. The property offers easy access to a number of sought after schools including Oak Farm, Ryefield, Bishopshalt and Swakeleys along with shops, Hillingdon Metropolitan/Piccadilly line train station and the A40 with its links to London and the Home Counties. Uxbridge Town Centre with its vast array of shops, restaurants and bars is approximately just over a mile away.

Description

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Outside

The property benefits from both communal gardens and parking.



Schools:

Hillingdon Primary School 0.2 miles
 St Bernadette Catholic Primary School 0.4 miles
 Bishopshalt Senior School 1.1 miles



Train:

Hillingdon station 1.4 miles
 Uxbridge station 1.5 miles
 West Drayton station 1.9 miles



Car:

M4, A40, M25, M40



Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
 446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 446 sq.ft. (41.4 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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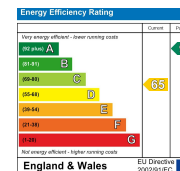
coopers
 est 1986

01895 230 103

109 Hillingdon Hill, Hillingdon Village,
 Middlesex, UB10 0JQ

hillingdon@coopersresidential.co.uk

CoopersResidential.co.uk



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.