



This development offers the following schemes: Part Exchange - Our Part Exchange scheme enables you to buy the house of your dreams – worry-free! Help to Buy 1: Equity Loan - Move with just a 5% deposit using Government-backed Help to Buy scheme. Home Change - We'll help sell your house in 3 easy steps. Schemes are available on selected plots only, subject to status, terms and conditions apply. Contact the development for latest information.

Style	Description	Key Features	Open plan
Kitchen/Diner	Spacious lounge	Downstairs cloakroom	4 bedrooms
Family bathroom	Shower room	En suite & balcony	to the master bedroom
Ground Floor	The ground floor	compromises of a large kitchen/diner, downstairs cloakroom and spacious lounge	with double doors leading to the rear garden.
First Floor	The first floor	consists of a landing leading to the family bathroom, bedroom 4 and the master bedroom. The master bedroom comes with a handy en suite and double doors	leading to a front aspect balcony.
Second Floor	The second floor	has 2 further bedrooms and a convenient shower room.	
Specification	Specification	We are a national house builder with a local approach to building your new home. We will provide you with the specification appropriate to the locality of your selected new home and development and we will explain the choice of external materials used, for example your brick colour and roof tiles. You will be able to select certain elements of the fixtures and fittings encompassing the latest designs from leading manufacturers, subject to the stage of build of your chosen home. If you wish to further personalise your new home, an exciting range of options is available to purchase from our Finishing Touches scheme. Our experienced sales team is on hand to guide you through the choices available to you depending again on the stage of build.	
Quality Assured	Your new home will be built in accordance with all relevant technical and building regulations, in particular the Government's Code for Sustainable Homes. In addition all stages of the construction of your new home will be inspected by our experienced construction staff. On completion of your new home we will provide you with a quality assured certificate for you to keep.	10-year NHBC (or equivalent) Warranty	A 10-year warranty is provided with every new Persimmon Homes home. A comprehensive guide explaining the warranty will be supplied to you. We will ensure warranties provided by the manufacturers of appliances are honoured for the first year of occupation. Our Customer Care Department is on hand to offer you the necessary guidance and assistance.
About St Andrews Park	At Persimmon Homes we are proud to be a part of developing 'St Andrew's Park' the former station at RAF Uxbridge. Committed to the highest standards of design, construction and service, Persimmon Homes are designing a selection of apartments and houses to suit the local environment, taking the surrounding landscapes and architecture into consideration. A history that takes your breath away... Recorded in both the First and Second World Wars, the station is most recognised for the immense part it played in the Battle of Britain. It was here that No. 11 Group RAF were based, who were responsible for the aerial defence of London and the south-east of		

England. A bunker, subsequently known as the battle of Britain Bunker, was built nearby to house the 11 Group Operations Room, which controlled fighter squadrons operating with the group. The Operations Room was the responsibility for providing a response during the evacuation of Dunkirk in May 1940 and the D-Day Landings. It is not surprising then, that it was here that Sir Winston Churchill famously gave his war-time speech, 'We shall never give up, we shall never give up'. The bunker is nearly a mile long and its structure has been altered and transformed into a modern building. Andrew's Gate, the ceremonial entrance to the north-west of the park, was officially opened in 1950 to restore the link between the bridge and the Royal Air Force. The 55 year old gate still remains an iconic building in Uxbridge and will be retained for the benefit of future generations and in recognition of the efforts and sacrifices made by those of whom Sir Winston Churchill spoke, so long ago. The naming of the site has been welcomed with in the community. Less than a mile away, the local area offers a wide choice of leisure pursuits including golf, cricket, tennis, horse riding, walking, cycling and water sports. Education There are a wide range of schools within close proximity to St Andrew's Park; the Uxbridge Early Years Centre is less than a mile away, with a number of primary and secondary schools nearby. For further education the local area offers colleges and academies with a wide range of courses as well as the highly regarded Brunel University London. Shopping Uxbridge town centre offers two distinctive shopping centres as well as individual shops and boutiques. The Pavilions shopping centre hosts a weekly Crafts Market while the Chimes not only provides approximately 80 stores including many top names, but also a 9 screen Odeon cinema and a choice of restaurants and cafes. Transport St Andrews Park is conveniently located less than a mile away from Uxbridge tube station, offering

4 bedroom detached new

Millingdon Road, Uxbridge

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residents easy access into central London. Road connections into London and beyond are excellent via the M40 and M25. HealthSt. Andrew's Park is close to a number of medical centres and health services that will meet the needs of the whole family. Opening Hours Monday 11am - 6pm, Tuesday Closed, Wednesday Closed, Thursday 11am - 6pm, Friday 11am - 6pm, Saturday 11am - 6pm, Sunday 11am - 6pm Directions From the M40 - Leave the M40 at junction 1, then at traffic signals turn right onto the A40. At Denham Roundabout take the 1st exit onto the A40. At the next roundabout take the 2nd exit onto the A4020. At roundabout take the 3rd exit to continue on the A4020. Bear left (one-way) and continue forward onto Hillingdon Road. St. Andrew's Park can be found on the left hand side. SAT NAV Postcode - UB10 0RY Disclaimer Images depict typical Persimmon Homes house type. All room dimensions are subject to +/- 50mm tolerance. This information is for guidance only and does not form any part of any contract or constitute a warranty. All information correct at time of publication and is subject to change. Please check specification by contacting the development.

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