

Sargeant Close

Uxbridge • Middlesex • UB8 2PY

Guide Price: £300,000



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Nestled in a peaceful location is this two bedroom first floor maisonette. Offering spacious accommodation and light filled rooms throughout the accommodation presents a perfect opportunity for a first time buyer or investor. The property benefits from having a garage, rear garden and is also offered to the market with no chain. Uxbridge town Centre and Uxbridge tube station are nearby offering easy access into central London via the Metropolitan / Piccadilly lines.

First floor maisonette

Share of freehold

Garage

Two spacious bedrooms

Rear garden

No onward chain

Kitchen

Bathroom

Council Tax Band C

Nearby to Uxbridge town centre

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.





Location

Sargeant Close is a popular cul-de-sac situated very close to Brunel University and within walking distance of Uxbridge town centre with all its amenities, including The Chimes and The Pavilions shopping centres, a number of highly regarded restaurants and bars, along with its Metropolitan/Piccadilly line station. The M25/M40 and A40 with their direct links to London and the home counties are just a short drive away.

Property

Offering spacious accommodation and light filled rooms throughout the accommodation presents a perfect opportunity for a first time buyer or investor. On immediately entering the property you walk up the stairs taking you to the welcoming hallway with doors leading to all the rooms. To the front are the double bedrooms. To the rear the property benefits a well proportioned lounge with ample space for a dining table and chairs. The kitchen is also to the rear and overlooks the garden. Completing the property is the bathroom.

Outside

To the front of the property there is permit parking, and in addition to this there is a garage in a block for additional parking or storage.



Schools:

Cowley St Laurence CofE Primary School 0.4 miles
Whitehall Junior School 0.6 miles
Pield Heath House RC School 0.6 miles



Train:

Uxbridge 1.0 miles
West Drayton 1.5 miles
Hillingdon 2.0 miles



Car:

M4, A40, M25, M40



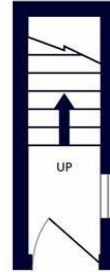
Council Tax Band:

C

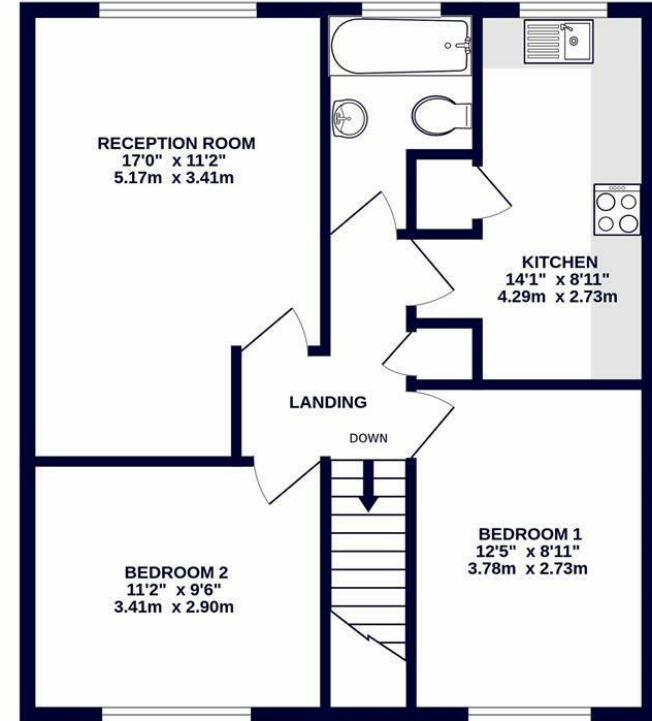
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
34 sq.ft. (3.2 sq.m.) approx.



1ST FLOOR
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 653 sq.ft. (60.6 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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01895 257 566

1 Vine Street, Uxbridge,
Middlesex, UB8 1QE

us@coopersresidential.co.uk

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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D	65	68
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		

England & Wales
EPC Greenhouse Gas Rating
2022/01/EC

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.