

Carlton Court

Uxbridge • Middlesex • UB8 3PF
Guide Price: £310,000



coopers
est 1986

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A two bedroom mid terrace freehold home situated in a quiet cul-de-sac location, close to Brunel University, Hillingdon Hospital and Uxbridge town centre. The property would be a great first time buy or as a investment property to let out and boasts open-plan living, one double bedroom, one study/bedroom, a shower room and south facing rear garden. This property has been recently renovated making a great first time buy, downsize or investment purchase.

Two bedrooms

Terrace home

Recently renovated

Freehold

Well maintained secluded garden

Off street parking to the front

Open plan kitchen/living room

South facing garden

Close to Brunel University

Short distance from 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

Carlton Court, located just off Bosanquet Close is a popular location situated within easy reach of local shops, schools, Cowley Park and Brunel University. The A40/M40 and M4 are a short drive away offering access to London, Heathrow, Stockley Park and the Home Counties. There are also bus links to Uxbridge College, Hillingdon Hospital, West Drayton Train Station (Elizabeth Line) and Uxbridge Town Centre with its multiple shopping facilities, restaurants and bars and the Metropolitan/Piccadilly Line Station.

Property

The accommodation briefly comprises, open plan living room/kitchen with a range of storage units and drawers, work surfaces and all white appliances will be left in the property. There is also a large storage cupboard and a door offering access into the rear garden. To the first floor there is a landing which takes you into the master bedroom and single second bedroom. There is a modern family bathroom completing the first floor.

Outside

To the front of the property is a small open lawn area. The rear garden measures approximately 45ft and has a pleasant south facing aspect. The garden is fenced, has an area lawn and small patio area. There is residents parking to the front of the property.





Schools:

Cowley St Laurence CofE Primary School 0.2 miles
Pield Heath House RC School 0.4 miles
Meadow High School 0.5 miles



Train:

West Drayton 1.2 miles
Uxbridge 1.3 miles
Iver 1.8 miles



Car:

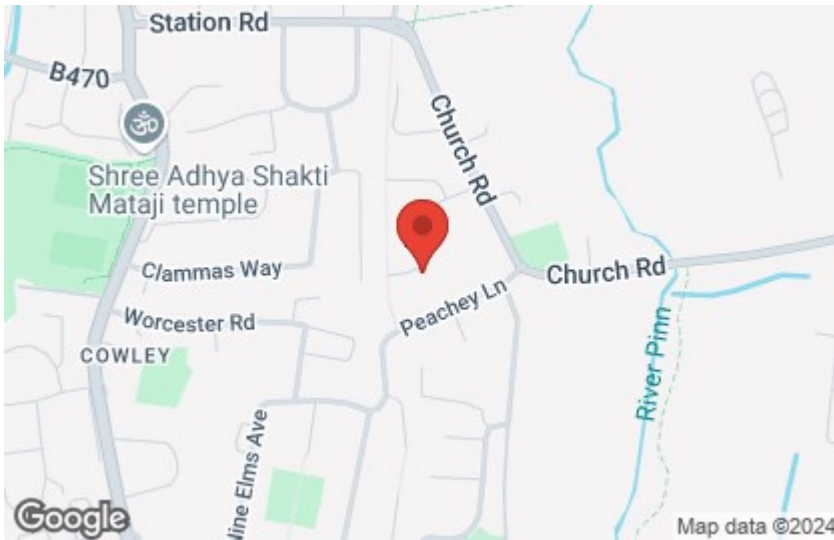
M4, A40, M25, M40



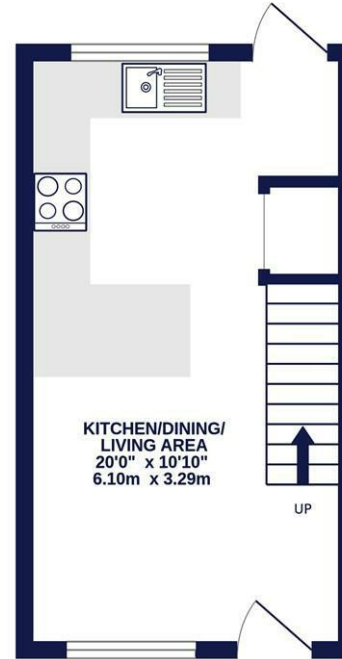
Council Tax Band:

C

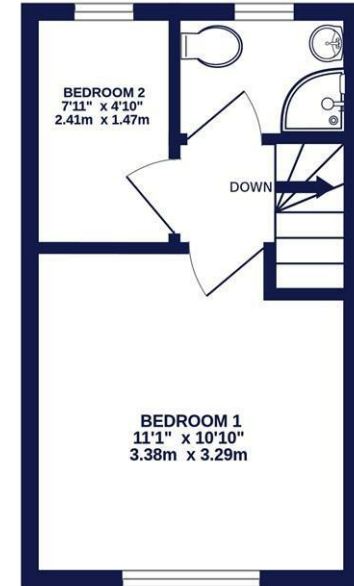
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
216 sq.ft. (20.0 sq.m.) approx.



1ST FLOOR
205 sq.ft. (19.0 sq.m.) approx.



TOTAL FLOOR AREA : 420 sq.ft. (39.1 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	
Current	Potential
Very energy efficient - lower running costs	
A	
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/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.