

Pinn Close

Uxbridge • Middlesex • UB8 3TB
Guide Price: £515,000



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Pinn Close is nestled within walking distance to shops, amenities and bus/train connections such as the Elizabeth Line. This deceptively spacious three bedroom house presents a wonderful opportunity and offers great potential for a superb family home. The property benefits from ample parking to the front, a well maintained rear garden, three good sized bedrooms, two reception rooms, a family bathroom, a kitchen and benefits from an outbuilding.

Three Bedroom house

Seperate Living / Dining room

Private well maintained rear garden

Ample Parking

Spacious kitchen overlooking the garden

Desired location

Private outbuilding

980sqft

Excellent schools and transport nearby

Well presented throughout

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

Pinn Close is located in a sought-after residential neighborhood with convenient access to a range of excellent local amenities. Situated just under two miles away, Uxbridge town centre offers a plethora of options including bars, restaurants, gyms, and two shopping centres. Furthermore, the Metropolitan and Piccadilly lines running from Uxbridge station provide easy access to central London. For additional convenience, West Drayton high street and railway station, located only 0.7 miles away, offer the added benefit of the Crossrail link. The vicinity also includes esteemed institutions such as Brunel University, Hillingdon Hospital, and Stockley Park, all situated nearby. Families will appreciate the presence of several highly-regarded schools in the local area.

Property

Situated in the well known location of Pinn Close, this well presented and generously spacious three bedroom end of terrace family home is presented to the market. Spread across a generous 980 sqft this property boasts three double bedrooms, one bathroom, separate living / dining and a 102 sqft kitchen area with a private rear garden for those seeking outdoor space. It presents a perfect opportunity for those seeking a next step in their property journey or for an investor seeking generous returns for a desired location for Brunel University.

Outside

To the front there is a well maintained and low maintenance garden. There is side access to the rear which enjoys a generously sized garden. There is ample parking to the front of the property and throughout Pinn Close.



Schools:

Cowley St Laurence CofE Primary School 0.4 Miles
St Matthew's CofE Primary School 0.5 Miles
Colham Manor Primary School 0.8 Miles



Train:

West Drayton Station 0.7 Miles
Iver Station 1.5 Miles
Uxbridge Station 1.8 Miles



Car:

M4, A40, M25, M40



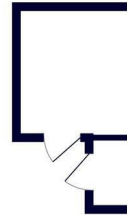
Council Tax Band:

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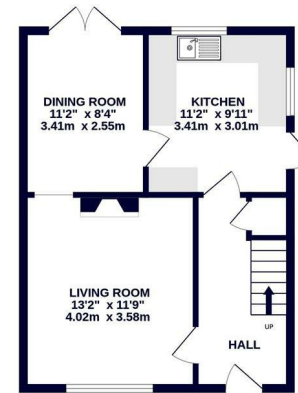
(Distances are straight line measurements from centre of postcode)



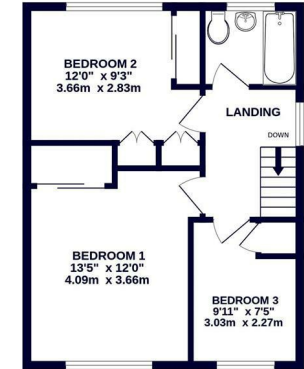
OUTBUILDING
85 sq.ft. (7.7 sq.m.) approx.



GROUND FLOOR
439 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 980 sq.ft. (91.0 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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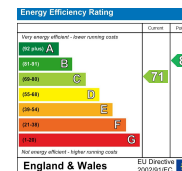


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