

Braybourne Close

Uxbridge • Middlesex • UB8 1UJ

Guide Price: £350,000



coopers
est 1986

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Situated a stones throw from Uxbridge town center, this generously spacious and refurb potential two-bedroom, one bathroom terraced family home is available to market. Spread across a generous 787 sqft, the property boasts two double bedrooms, one bathroom, an open-plan living/kitchen, and a private terrace for those seeking outdoor space. The property presents a perfect opportunity for those looking to get a foot on the ladder or a savvy investor looking for generous returns.

Two bedrooms

Freehold house

Balcony

Walking Distance To Uxbridge Town Centre

No onward chain

Highly regarded schools close by

Convenient location

787 sqft

Rear garden

Nearby to local amenities

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.





Description

This generously spacious and refurb potential two-bedroom, one-bathroom family home is situated in the desired location of Braybourne Close. Spread across a generous 787 sqft, the property benefits from two double bedrooms, one bathroom, an open-plan kitchen/living area, and a private outdoor terrace. The property presents a perfect opportunity for those looking to get a foot on the ladder or a savvy investor looking for generous returns.

Outside

For those seeking outdoor private space, the family home benefits from an outdoor terrace that overlooks the Frays River, making it a great place to relax during the summer months. It is also situated just a 10-minute walk to the Grand Union Canal for those who are looking for long green walks that stretch as far as Harefield.

Location

Superbly located, Braybourne Close offers effortless access to the High Street providing a lifestyle of pure convenience. Uxbridge High Street benefits from the Intu and Pavillions shopping malls, a number of popular restaurants such as, Vibrant bars and Uxbridge Tube Station with it's Metropolitan and Piccadilly lines into Central London. Uxbridge offers excellent transport links with easy access to the M40, M25 and M4 motorways and also close to Heathrow airport and Stockley Park. Hillingdon Leisure Centre is also close by.



Schools:

Hermitage Primary School 0.7 miles
St Mary's Catholic Primary School 0.9 miles
Uxbridge High School 1.3 miles



Train:

Uxbridge 0.5 miles
Hillingdon 2.3 miles
Ickenham 2.8 miles



Car:

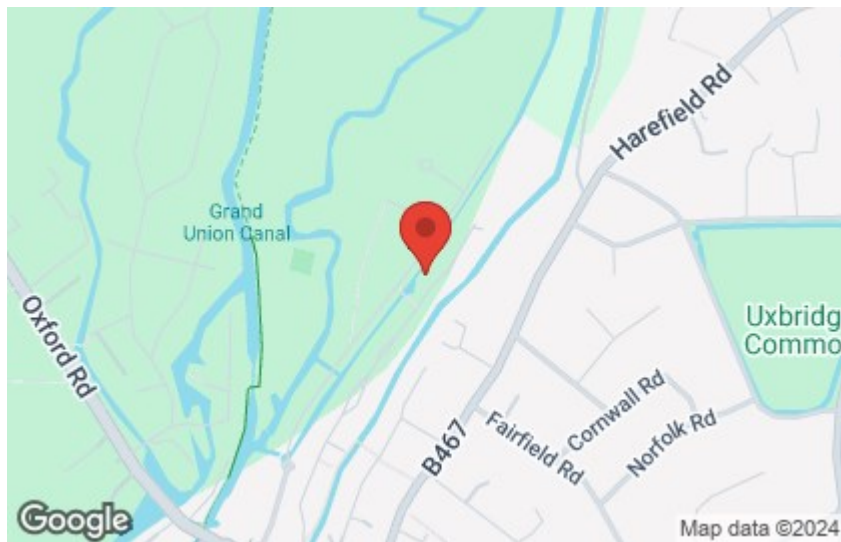
M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA: 787 sq.ft. (73.1 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	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Decent energy efficiency - higher running costs	D		
Less energy efficient - higher running costs	E		
Least energy efficient - higher running costs	F		
Least energy efficient - higher running costs	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.