

# Brand Avenue

Uxbridge • Middlesex • UB10 0FU

Guide Price: £635,000



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A modern four bedroom semi-detached house built in 2015 by Persimmon Homes on the popular St Andrew's development, within easy reach of a wide range of amenities, great transport links and Uxbridge town centre.

Enjoying a sought after location, this four bedroom family residence offers light interiors, a versatile floor plan, generously proportioned bedrooms and a secluded garden to the rear.

Semi-detached home

Four bedrooms

Three bathrooms

Modern interior throughout

Off street parking

Private rear garden

Living/dining room with access to garden

Extended to rear

Located on St Andrews Park Development

Well regarded schools nearby

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

St Andrew's Park is situated within easy reach Uxbridge town centre which includes Uxbridge Station, which is on both the Metropolitan and Piccadilly Lines. Central London is approximately 45 minutes away with Oxford Circus being reachable in 44 minutes and St Pancras in 49 minutes. Uxbridge town centre has two shopping centres, a bustling High Street and a choice of cafes, bars and restaurants. Just outside the development in Hillingdon Road is a bus stop, providing excellent links to the local area. The well-regarded primary school, the John Locke Academy, is an integral part of St. Andrew's Park, as is the 37 acre new public park. The museum, theatre, restaurants and leisure facilities at St. Andrew's Park will build on the contribution that the scheme brings to the increased vitality of Uxbridge's town centre.

### Property

A well presented four bedroom semi detached house situated on the popular St Andrew's Park development ideally located within walking distance of the town centre. The property offers well balance accommodation that comprises: hallway, ground floor cloakroom, high gloss white kitchen, extended living room, ground floor double bedroom with an en-suite. To the first floor the landing leads you into the three bedrooms, two of these benefit fitted wardrobes and completing this floor is the family bathroom.

### Outside

Externally the property has a block paved driveway leading to the garage where there is some outdoor storage. The rear garden is a good size and has a low maintenance artificial lawn area, a patio and enclosed by fencing.



### Schools:

Uxbridge High School 0.3 miles  
 ACS Hillingdon International School 1.5 miles  
 The John Locke Academy 0.9 miles



### Train:

Uxbridge Station 0.9 miles  
 Hillingdon Station 2.3 miles  
 West Drayton Station 3.0 miles



### Car:

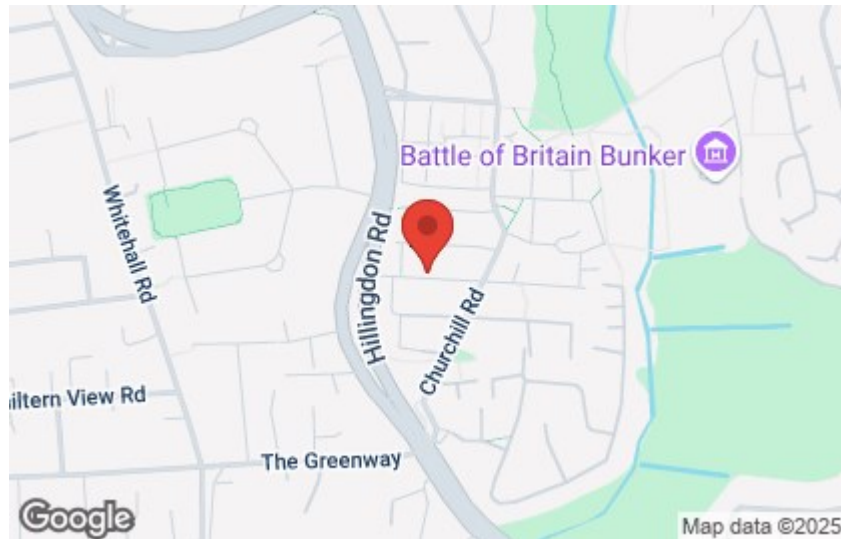
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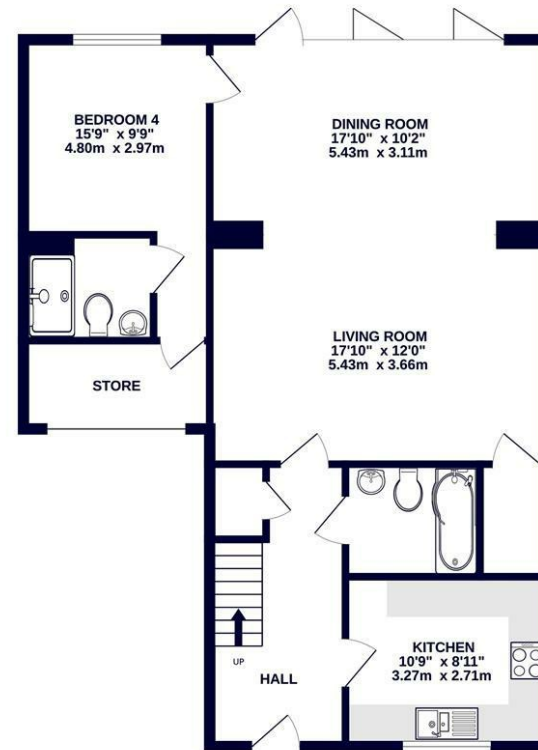
### Council Tax Band:

E

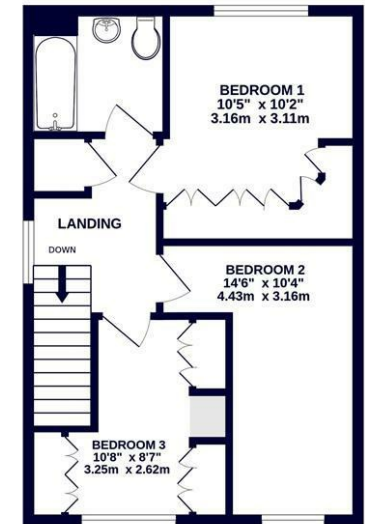
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
 846 sq.ft. (78.6 sq.m.) approx.



1ST FLOOR  
 457 sq.ft. (42.5 sq.m.) approx.



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TOTAL FLOOR AREA : 1303 sq.ft. (121.1 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 is given as to their operability or efficiency can be given.  
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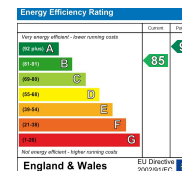
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