

# St. David Close

Uxbridge • Middlesex • UB8 3SE

Guide Price: £230,000



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Offered to the market is this first floor maisonette in St David Close, Uxbridge. St David Close is a secluded cul-de-sac location close to numerous local amenities. Uxbridge railway station is only a few minutes walk and West Drayton Station offering access to the new Elizabeth Line, is only a 20 minutes walk away. Various bus routes are easily accessible and the property falls within the catchment area for numerous highly regarded schools.

One bedroom maisonette

100 year lease

Private garden

Additional loft room

First floor

Great for first time buyers

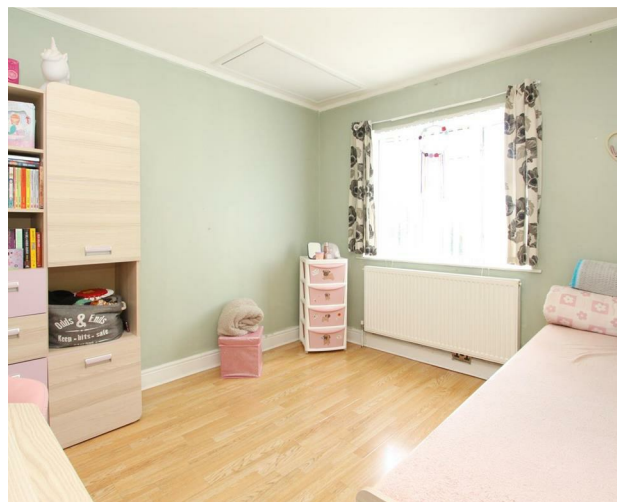
Fantastic investment opportunity

Walking distance to local amenities

Easy access to numerous transport links

Closeby to A40 / M25

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 David Close is a quiet residential cul-de-sac situated within close proximity of a number of amenities. Uxbridge town centre is just under two miles away, with plentiful bars, restaurants, gyms, two shopping centres, plus the Metropolitan and Piccadilly lines run from Uxbridge station. West Drayton high street and railway station is 0.7 miles away with direct train links into Paddington along with usage of the new Elizabeth Line, Brunel University, Hillingdon Hospital and Stockley Park are all within close proximity. The property is also within the catchment for St Matthew's primary school along with the added benefit of a newly built playground just a stones throw from the family home.

### Property

This one bedroom maisonette offers a great space for a first time buyer / downsizer or investor looking for something ready to move into. The property comprises of a large double bedroom, a fantastic living space with additional inbuilt storage offering plenty of space for entertaining. The kitchen is well equipped and has an abundance of storage space along with plenty of worktop space, concluding the first floor is the fully fitted bathroom. One of the added bonuses to this particular property is the fantastic loft space which offers a great storage space or alternatively a work from home area for a hybrid worker.

### Outside

St David Close offers an abundance of on street parking throughout the cul-de-sac along with further parking on the nearby surrounding roads. The property benefits from a sizable private garden accessed just to the right hand side of the front door.



### Schools:

Cowley St Laurence CofE Primary School 0.4 miles  
 Whitehall Junior School 1.3 miles  
 Bishopshalt Senior School 0.9 miles



### Train:

West Drayton (Elizabeth Line) 0.8 miles  
 Uxbridge 1.7 miles  
 Iver 1.8 mile



### Car:

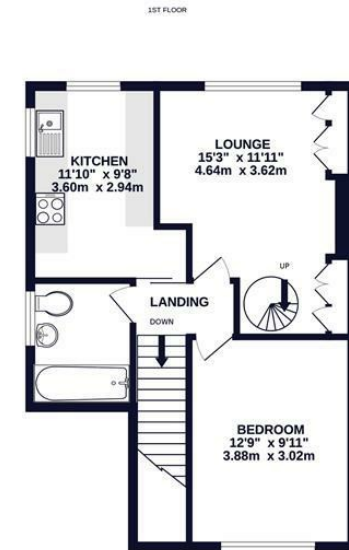
M4, A40, M25, M40



### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



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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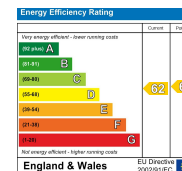
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