

Bosanquet Close

Uxbridge • Middlesex • UB8 3PE

Guide Price: £380,000



coopers
est 1986

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This attractive and generously proportioned two bedroom terrace home has been well maintained throughout making it the perfect property to move straight into and enjoy. Located just a short distance from Uxbridge town centre, Uxbridge Underground Station (Metropolitan and Piccadilly Lines), and convenient access to the A40/M40

Two bedroom terrace house

Spacious lounge

Fitted kitchen overlooking garden

Two allocated spaces

Family bathroom

Private well maintained garden

Well located for motorway M40/M25 connections

Highly regarded schools close by

Nearby to local amenities

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

Bosanquet Close is located just off Church Road, close to Brunel University, Hillingdon Hospital and numerous schools. Uxbridge and West Drayton centres are close by with a multitude of shopping facilities, restaurants, bars, bus links and tube/train stations. The A40/M40 and M4 are a short drive away offering access to London, Heathrow, Stockley Park and the Home Counties.

Property

Well presented throughout this mid terrace two bedroom home is ready to move straight into and offers low maintenance living across two levels. The ground floor of the property offers a fitted kitchen to the rear, and a spacious lounge/diner to the front with a back door opening up to the private well maintained garden. Upstairs there are two well proportioned bedrooms, and finally there is a well presented neutral family bathroom. This property offers easy flexible living and is set in an ultra convenient location within easy reach of local schools, shops, parks, and transport links.

Outside

The property has well kept gardens to the front and rear. The enclosed rear garden has a pleasant southerly facing aspect, a paved patio and a well maintained lawn. The front garden is shingled and there are two allocated parking spaces directly outside the property.



Schools:

Cowley St Laurence CofE Primary 0.2 miles
 Rabbsfarm Primary 0.7 miles
 Bishopshalt 0.8 miles



Train:

Uxbridge 1.2 miles
 West Drayton 1.2 miles
 Iver 1.9 miles



Car:

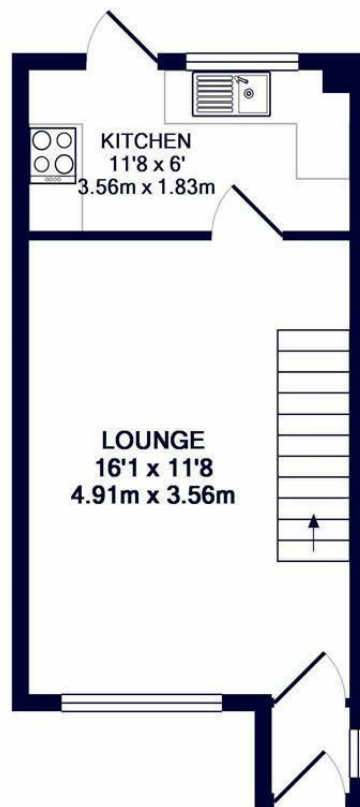
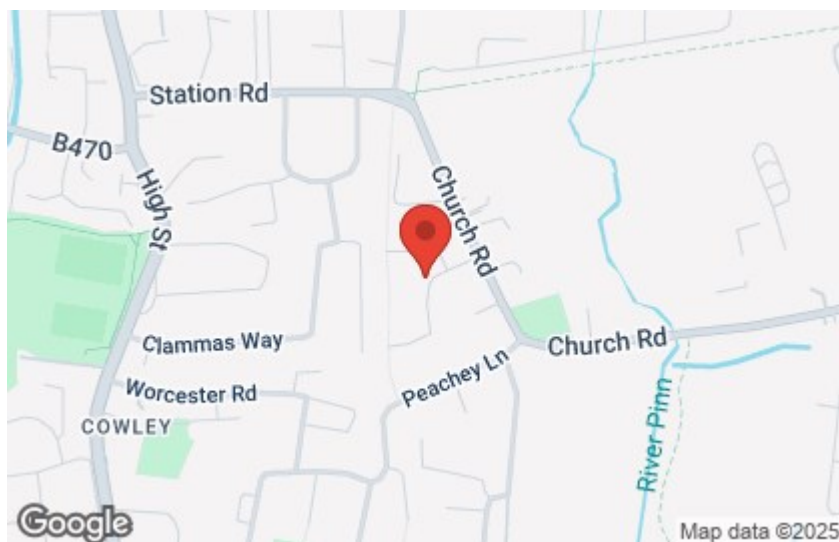
M4, A40, M25, M40



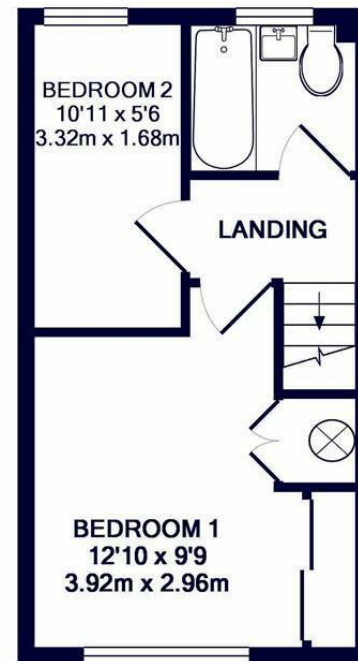
Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
 APPROX. FLOOR
 AREA 269 SQ.FT.
 (25.0 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 257 SQ.FT.
 (23.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 526 SQ.FT. (48.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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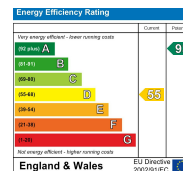
coopers
 est 1986

01895 257 566

1 Vine Street, Uxbridge,
 Middlesex, UB8 1QE

us@coopersresidential.co.uk

CoopersResidential.co.uk



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.