

# Ratcliffe Close

Uxbridge • Middlesex • UB8 2DD

Guide Price: £450,000



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Offered to the market is this stunning two bedroom end of terrace home ready to move into with no onward chain. The property boasts high specification features throughout being only nine years old and comprises of two sizable bedrooms, a family bathroom, a high spec kitchen, large living area and a private front and rear garden with allocated parking. Situated in Ratcliffe Close just a stone's throw away from Brunel university and closeby to Uxbridge town centre with its vast array of shops, eateries and bars along with the addition of the Metropolitan and Piccadilly line tube.

Two sizable bedrooms

Superb condition throughout

Chain free

Secluded location

EPC rating B

Allocated parking

Garage

Walking distance to highly regarded schools

Close proximity to numerous transport links

Easy access 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.





### Property

Upon entering this high specification home you are welcomed by a large entrance hallway with the benefit of a downstairs toilet to the right hand side, the left hand side is the fantastically designed kitchen. The kitchen boasts integrated appliances along with further storage and ample worktop space throughout. The rear of the downstairs is the real heart of the home and great for entertaining whilst still providing that family space for a growing family, spanning over 14 feet wide the living space allows for versatile living along with direct access to the rear garden. Proceeding upstairs to the rear of the home is the sizable master bedroom with the further feature of the built in wardrobes, the second bedroom at the front of the home again allows for plenty of space for a double bedroom for a growing family. Concluding this family home is the family bathroom.

### Outside

This property benefits from ample on street parking for Hillingdon Residents only along with the added luxury of a garage. Tucked away down the rear of Ratcliffe Close this property benefits from a well maintained secluded front garden. The property then boasts a lovely low maintenance private rear garden with a large patio area perfect for entertaining guests throughout the summer months with a lovely oarwing to keep the area shaded along with a further large artificial grass area great for young children. The garden is surrounded by mature shrubbery really adding the seclusion in the private garden.

### Location

Ratcliffe Close is a popular cul-de-sac situated only a stone's throw to Brunel University and within walking distance of Uxbridge town centre with all its amenities, including The Chimes and The Pavilions shopping centres, a number of highly regarded restaurants and bars, along with its Metropolitan/Piccadilly line station. The M25/M40 and A40 with their direct links to London and the home counties are just a short drive away.





### Schools:

Cowley St Laurence CofE Primary School 0.4 miles  
 Whitehall Junior School 0.6 miles  
 Pield Heath House RC School 0.6 miles



### Train:

Uxbridge 1.0 miles  
 West Drayton 1.5 miles  
 Hillingdon 2.0 miles



### Car:

M4, A40, M25, M40



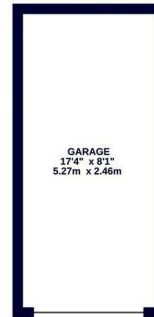
### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



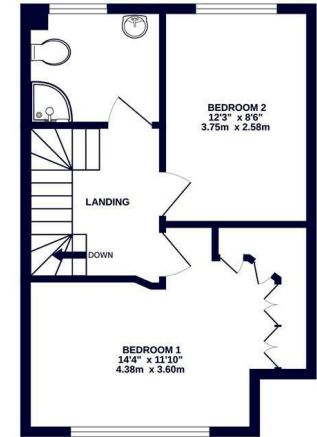
OUTBUILDING  
 140 sq.ft. (13.0 sq.m.) approx.



GROUND FLOOR  
 382 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR  
 380 sq.ft. (35.3 sq.m.) approx.



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TOTAL FLOOR AREA : 901 sq.ft. (83.7 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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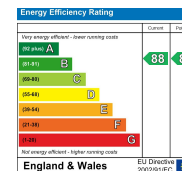
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