

Ratcliffe Close

Uxbridge • Middlesex • UB8 2DD

Guide Price: £300,000



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Situated in the sought after Ratcliffe Close, this end of terrace one bedroom home offers excellent potential for first time buyers or investors alike. Ideally located just a short walk from Brunel University and within easy reach of

Uxbridge town centre, the property features a comfortable layout with one bedrooms, one bathroom, and a bright living space and a fully fitted kitchen. While it would benefit from some modernisation, it provides a fantastic opportunity to create a personalised home. Externally, there is a private garden and convenient on street residential parking, making this a well rounded property in a desirable location.

End terrace

One bedroom

One bathroom

Freehold

Easy access to Heathrow Airport

Close to Brunel University

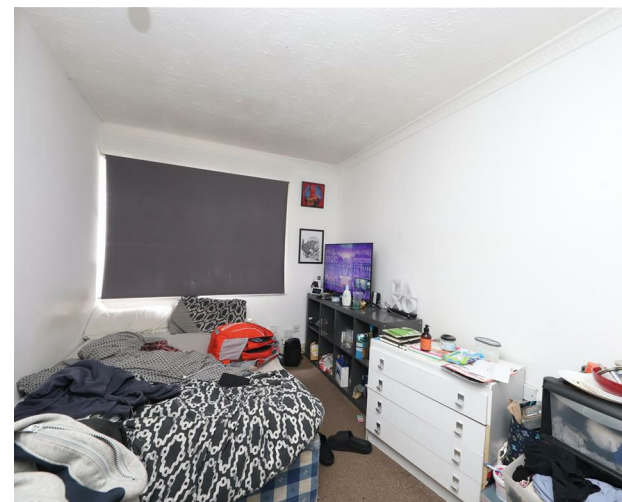
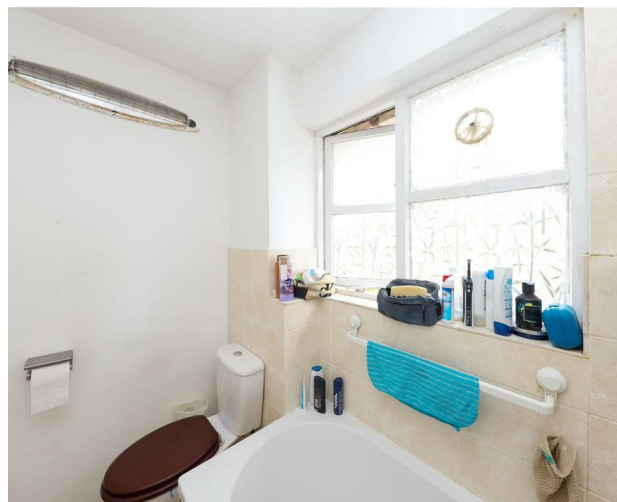
Perfect starter home

Great investment

Popular location

Residents Parking

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

Located in the desirable Ratcliffe Close, this end of terrace one bedroom home presents a fantastic opportunity for first-time buyers or investors. The property offers a practical layout with one bedroom a bathroom, and a bright, welcoming living area and kitchen. Though in need of some updating, it holds excellent potential for creating a stylish and personalised home.

Outside

The property benefits from a private garden, mainly laid to lawn, providing a peaceful outdoor space perfect for relaxing, entertaining, or enjoying some greenery. To the front, there is convenient on street residential parking, offering practicality and ease for both residents and visitors.

Location

Ratcliffe Close is a sought after cul de sac located just moments from Brunel University and within easy walking distance of Uxbridge town centre. The area offers a wealth of amenities, including The Chimes and The Pavilions shopping centres, a variety of popular restaurants and bars, and excellent transport links via the Metropolitan and Piccadilly line station. The M25, M40, and A40 are also close by, providing swift access to London and the surrounding Home Counties.





Schools:

Brunel University 0.2 miles
 Cowley St Laurence CofE Primary School 0.4 miles
 Whitehall Junior School 0.6 miles



Train:

Uxbridge Station 1.0 miles
 West Drayton Station 1.5 miles
 Hillingdon Station 2.0 miles



Car:

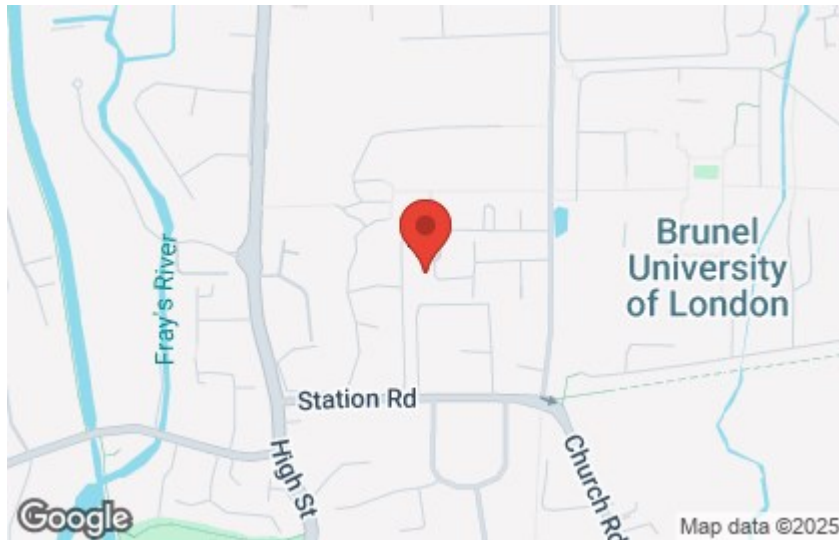
M4, A40, M25, M40



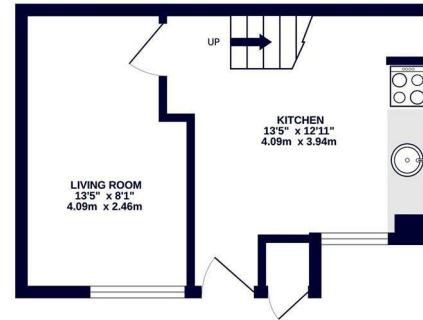
Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
 252 sq.ft. (23.4 sq.m.) approx.



1ST FLOOR
 220 sq.ft. (20.4 sq.m.) approx.



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TOTAL FLOOR AREA : 471 sq.ft. (43.8 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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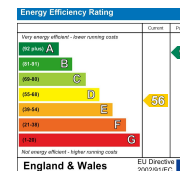
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