

# Braybourne Close

Uxbridge • Middlesex • UB8 1UH

Guide Price: £430,000



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This generously proportioned two bedroom home has a stylish light filled interior throughout making it the perfect property to move straight into and enjoy. Situated in the most convenient location, tucked away off the main roads, yet still being a minute walk into the town centre with its multitude of shops, restaurants, bars, bus links and Uxbridge Metropolitan/Piccadilly line train station.

Two bedroom end terrace

Beautifully presented throughout

Modern well equipped kitchen

Walking distance to Uxbridge town centre

Secluded well kept rear garden

Convenient location

Highly regarded schools close by

Council tax band D

Freehold

Nearby 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.





### Description

Well presented throughout is this end of 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 spacious lounge/diner and modern fitted kitchen. From the living room there is access to the garden. Upstairs there are two well proportioned bedrooms, a large storage cupboard and finally there is a large family bathroom. This property is set in an ultra convenient location making a very desirable home.

### Outside

To the front of the property you have a well maintained front garden. To the rear of the property there is an immaculately presented garden that features a patio area closest to the house offering a seating area for the Summer months. There is also an immaculately laid lawn surrounded by shrub borders and there is also a shed to the rear.

### Location

Superbly located, Braybourne Close offers effortless access to the High Street providing a lifestyle of pure convenience. Uxbridge High Street benefits from the Intu and Pavillions shopping malls, a number of popular restaurants such as, Vibrant bars and Uxbridge Tube Station with it's Metropolitan and Piccadilly lines into Central London. Uxbridge offers excellent transport links with easy access to the M40, M25 and M4 motorways and also close to Heathrow airport and Stockley Park. Hillingdon Leisure Centre is also close by.



### Schools:

Hermitage Primary School 0.7 miles  
 St Mary's Catholic Primary School 0.9 miles  
 Uxbridge High School 1.3 miles



### Train:

Uxbridge 0.5 miles  
 Hillingdon 2.3 miles  
 Ickenham 2.8 miles



### Car:

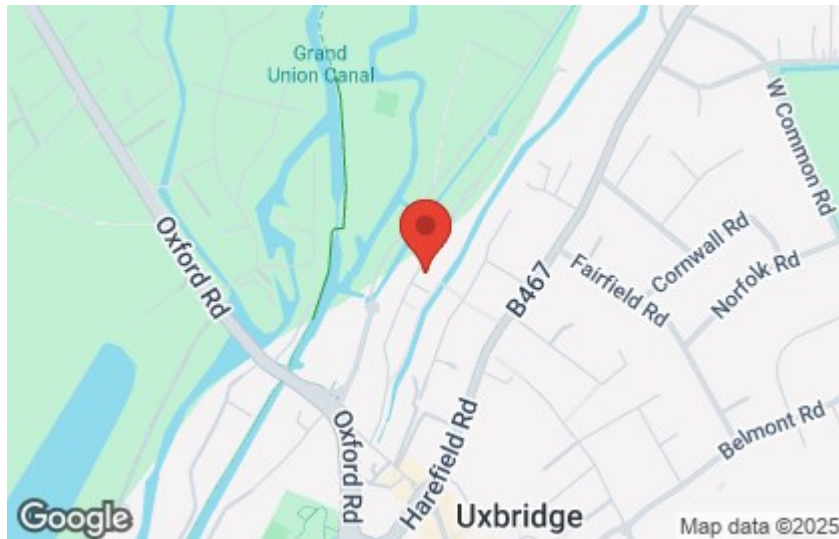
M4, A40, M25, M40



### Council Tax Band:

D

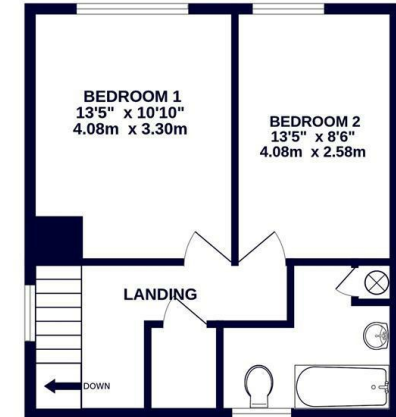
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
 423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR  
 407 sq.ft. (37.8 sq.m.) approx.



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TOTAL FLOOR AREA : 830 sq.ft. (77.1 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 as to their operability or efficiency can be given.  
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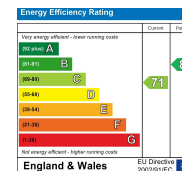
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