

Culvert Lane

Uxbridge • Middlesex • UB8 2XA

Guide Price: £425,000



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This desirable two bedroom mid terrace property is located approximately 0.6 miles from Uxbridge Town Centre, allowing a comfortable 10 minute walk to various local amenities, including Uxbridge tube station. The property has standout features such as two double bedrooms, with one ensuite; a sizeable kitchen and an open living area along with benefiting from a downstairs shower room. The property has a lengthy garden with a gorgeous patio, allowing the perfect place to relax and unwind in summer months. With easy access to the M40 and M25, various travel options is right on the doorstep. This home provides the perfect space to move straight into, allowing a growing family to personalise and reimagine their first home.

Two double bedrooms

Mid terrace

Open plan living area

Good condition throughout

Secluded rear garden

Potential to extend (STPP)

Kitchen providing ample storage space

Closeby to highly regarded schools

Walking distance to local amenities

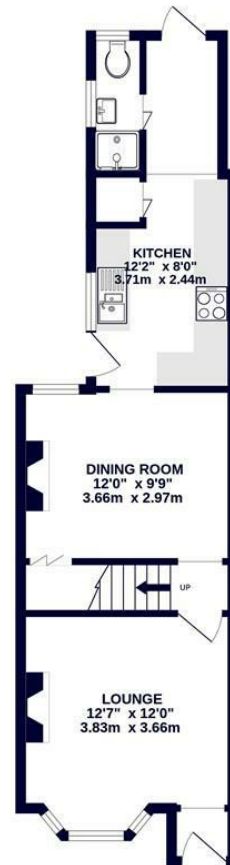
Easy access to A40 / M25

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.





GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 821 sq.ft. (76.3 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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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
95-100 A		
81-94 B		
69-80 C		
55-68 D		
49-54 E		
41-48 F		
35-39 G		
Below 35 Not energy efficient - higher running costs		
England & Wales EPC Standard 2020/11/10		

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.