



- Two Double Bedrooms
- Beautifully Presented
- Private Rear Garden
- Walking Distance To Uxbridge Town Centre
- Double Glazing & Gas Central Heating
- Terraced House
- Balcony
- Residents Parking
- Scenic Views
- EPC Rating D

A beautifully presented two bedroom terraced house set on a quiet residential road within walking distance of Uxbridge Town Centre.

The property briefly comprises; entrance hallway with doors leading into a modern fitted kitchen with wall and base units, Neff built in appliances and space for dining table, spacious living room which has access to private balcony with scenic views of the garden and river. To the ground floor you have two double bedrooms, a smaller box room which can be used as walk in wardrobe or study, a white suite family bathroom and access to your own private garden. To the front is residents parking and to the rear is a private garden which is mostly laid to lawn with patio area and access to a large shed.

The property is situated on Braybourne Close in Uxbridge Town Centre which offers a variety of restaurants, coffee shops, supermarkets and has two shopping centers. It also houses the Metropolitan/Piccadilly Lines and is a short drive away from Hillingdon Leisure Centre and Uxbridge Common are also close by along with popular local primary and secondary schools.

Tenure: Freehold
Local Authority: London Borough Of Hillingdon
Council Tax Band: D

Internet Speed: Download - (up to) 1000 Mbps Upload - (up to) 100 Mbps

Mobile Coverage (Indoor):

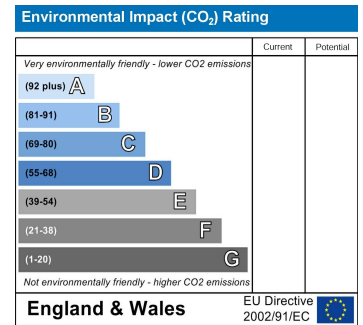
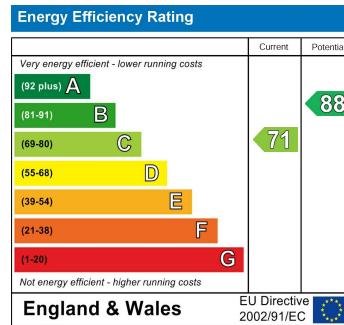
Voice

EE - Limited
Three - Limited
O2 - Limited
Vodafone - Limited

Data

EE - Limited
Three - Limited
O2 - Limited
Vodafone - Limited

*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org.uk/>



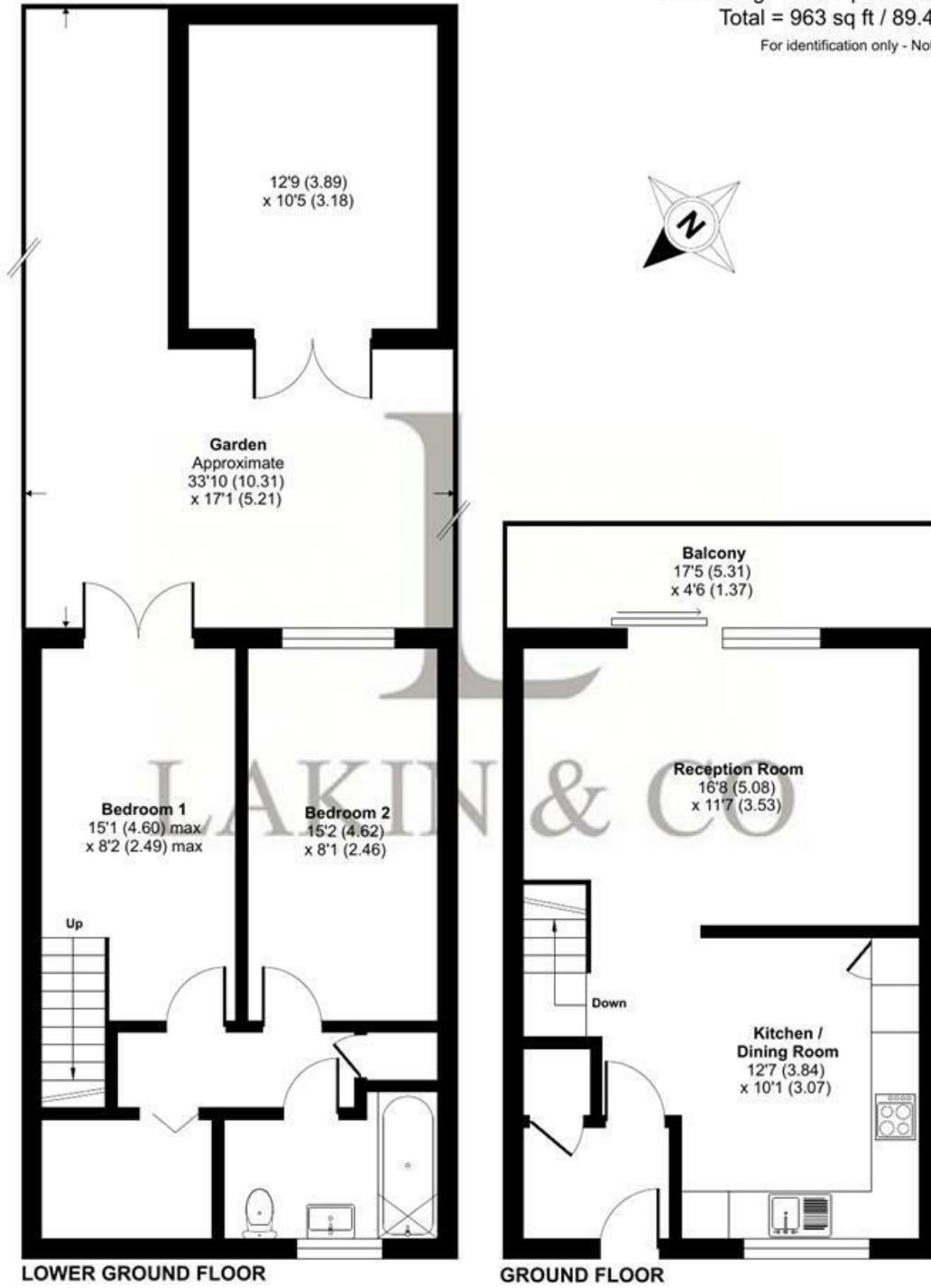
Braybourne Close, Uxbridge, UB8

Approximate Area = 828 sq ft / 76.9 sq m

Outbuilding = 135 sq ft / 12.5 sq m

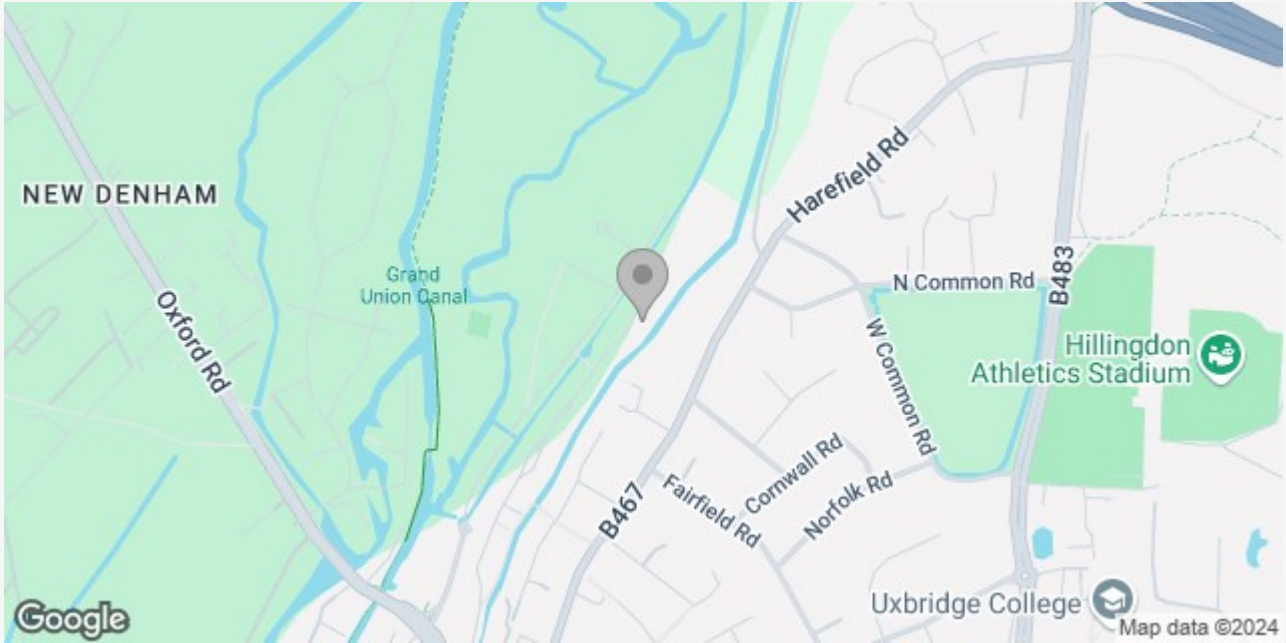
Total = 963 sq ft / 89.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritcheom 2024. Produced for Lakin & Co. REF: 1173875

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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