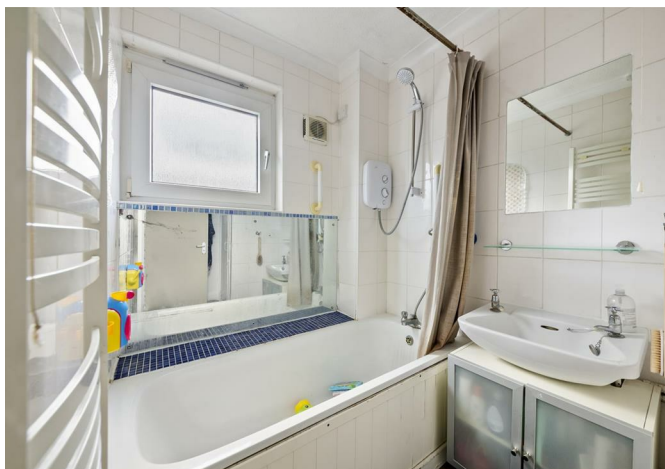


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& MILLER



Braybourne Close, Uxbridge, UB8 1UJ  
£400,000

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Braybourne Close, Uxbridge, UB8 1UJ

£400,000

- Two Bedrooms
- Sought After Uxbridge Town Centre Location
- Residents Permit Parking
- Ideal First Time Purchase
- Freehold
- Well Presented Throughout
- Quiet Cul De Sac
- Multiple Storage Cupboards Including Walk In Wardrobe

## Description

This well presented property ideal for a growing family or investors currently comprises of an inviting entrance hall, modern fitted kitchen / dining room and a spacious light filled reception room to complete the ground floor.

Rising to the first floor enjoys two double bedrooms and a family bathroom suite.

Externally there is a low maintenance front garden and to the rear boasts a secluded garden with a woodchip area and stream which feeds into the canal.

## Situation

Braybourne Close is conveniently positioned in Uxbridge Town centre with its multitude of shops, restaurants, bars and cafes along with the Metropolitan/Piccadilly Line Station giving easy links to central London . For the commuters the A40 and M25 are also nearby, as well as Heathrow Airport, Brunel University and Hillingdon Hospital. A number of high regarded schools in the local area including Hermitage Primary school and Uxbridge High secondary schools.

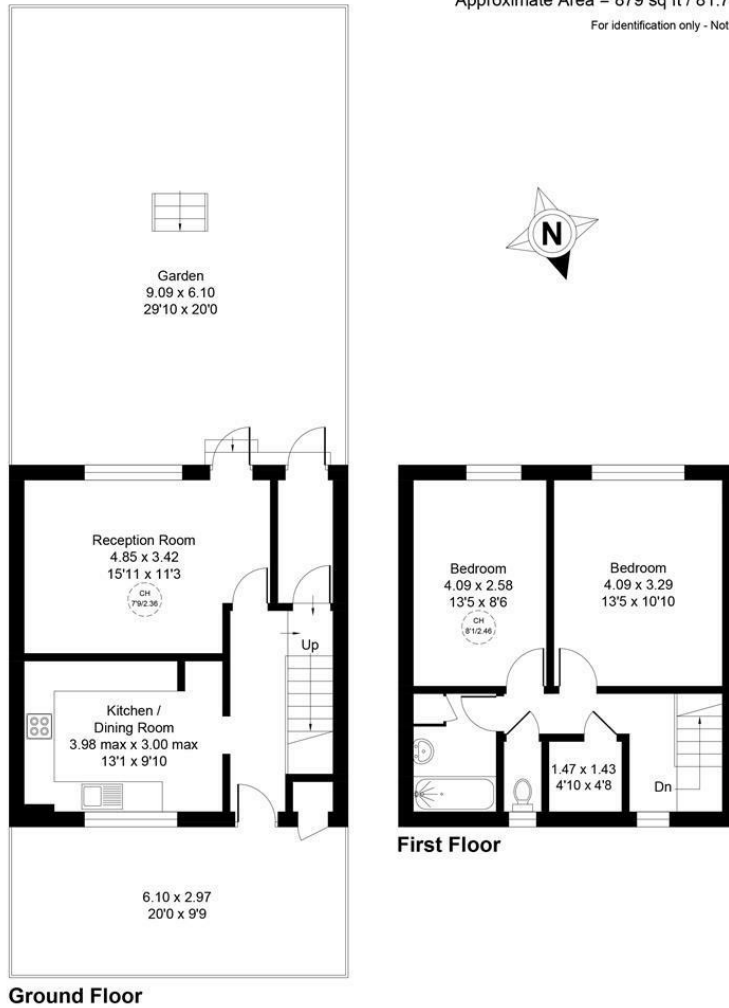


## Floor Plans

### Braybourne Close, Uxbridge, UB8

Approximate Area = 879 sq ft / 81.7 sq m

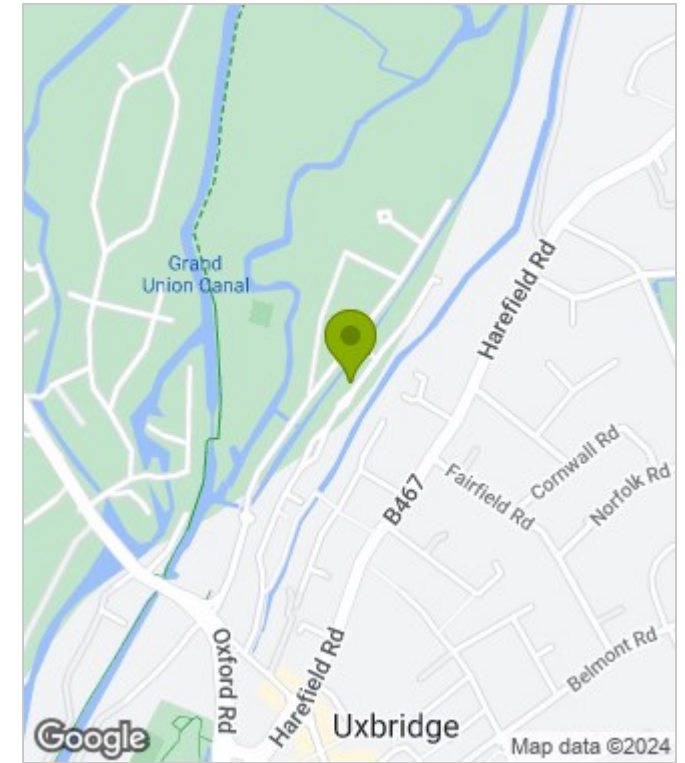
For identification only - Not to scale



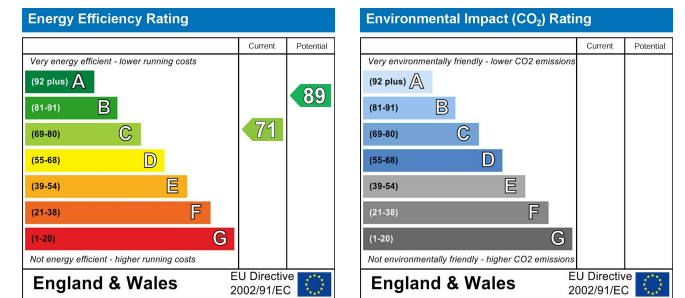
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2024. Produced for Allday & Miller.

**ALLDAY & MILLER**  
estate agents

## Area Map



## Energy Performance Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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