









Barchester Close, Uxbridge, UB8 2JY £475,000

- Three/Four Bedrooms
- Double Garage `
- Flexible Accommodation
- Investment Potential

- Three Storey House
- Garden
- Spacious Rooms
- Town House

# **Description**

Perfect for first time buyers this home measuring 1514 Sq Ft comprises of a garage downstairs WC, reception room which provides access to the rear garden.

The first floor enjoys a fully fitted kitchen/ dining room and a reception room with a balcony.

Rising to the second floor provides two bedrooms and a family bathroom.

Externally the property benefits from a front patio garden and a private rear garden mainly laid to lawn, perfect for outside dining and entertainment.

#### **Situation**

Barchester Close a popular cul-de-sac situated just off Cowley Road within easy reach to Uxbridge town centre with its variety of shops, restaurants, gyms, pubs and a cinema. Also the station with the metropolitan and piccadilly line making the journey to central London a breeze. Brunel University, Stockley business park, Hillingdon hospital are just a short drive away. Highly regarded schools such as Colham Manor primary school and Uxbridge High school just moments away.



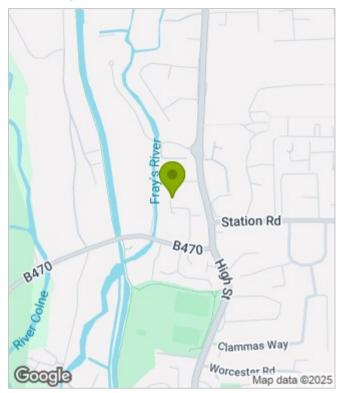




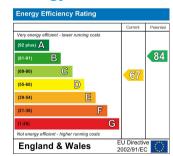
# Floor Plans

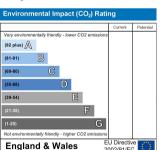
#### Barchester Close, Uxbridge, UB8 Approximate Area = 1514 sq ft / 140.7 sq m (Including Garage) For identification only - Not to scale Garden 12.69 x 3.67 (CH) = Ceiling Height Balcony 3.64 x 1.64 11'11 x 5'5 Reception Room 4.47 x 3.61 Redroom Reception Room 14'8 x 11'10 3.61 x 3.04 3.60 x 3.13 11'10 x 10'0 11'10 x 10'3 Dn Kitchen / Dining Room 5.33 x 3.60 17'6 x 11'10 Bedroom 3.60 x 2.85 11'10 x 9'4 Second Floor Garage 8.79 x 3.67 28'10 x 12'0 3.89 x 3.66 First Floor **Ground Floor** OALLDAY Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2024. MILLER Produced for 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 firms employment has the authority to make or give any representation or warranty in respect of the property.