

# Wooburn Close

Hillingdon • Middlesex • UB8 3UB

Guide Price: £169,950



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A first floor, modern studio apartment situated on Wooburn Close, a sought after residential close offering easy access to a number of local amenities including local shops, highly regarded schools and bus and road links. Uxbridge Town Centre with its numerous shops, restaurants, bars and Piccadilly/Metropolitan line train station is located approximately a mile away. The property comprises of its own private entrance taking you to the 18ft studio room, 7ft kitchen and bathroom. Outside there is off street parking.

Studio apartment

First floor

No onward chain

Modernised throughout

Great transport links

Sought after location

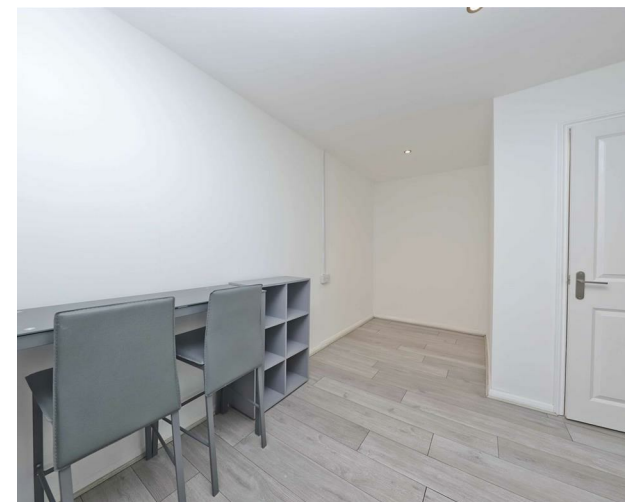
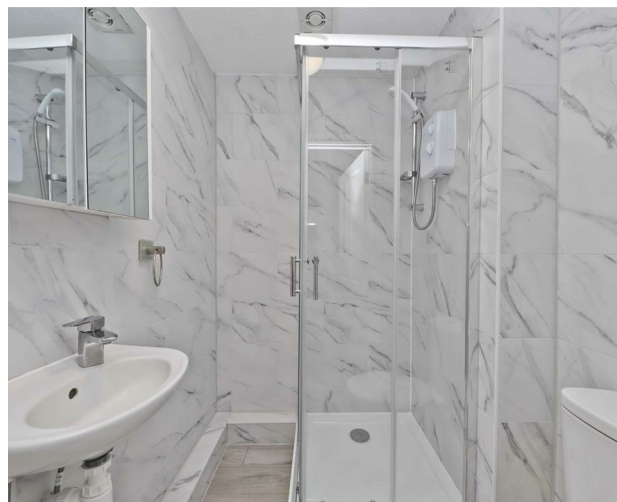
18ft studio room

7ft kitchen

Family bathroom

Off street parking

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.





### Room

A first floor, studio apartment that has been offered to the market with no onward chain and completely modernised throughout. The property has its own private entrance taking you to the 18ft studio room, 7ft kitchen and bathroom.

### Location

Wooburn Close is a sought after residential close located just off Lees Road offering easy access to a number of local amenities including local shops, bus links, Hillingdon Hospital, Stockley Business Park, Heathrow Airport, Brunel University and a number of road links including the M40, M25 and M4 with their links to London and the Home Counties. There are a number of sought after schools including Hillingdon Primary, Bishopshalt Senior School and Swakeleys School for Girls in close proximity while Uxbridge Town Centre with its numerous shops, restaurants, bars and Piccadilly/Metropolitan line train station is located approximately a mile away.

### Outside

The property offers off street parking and communal gardens.





### Schools:

Hillingdon Primary School 0.3 miles away  
 St Bernadette Catholic Primary School 0.9 miles away  
 Bishopshalt School 0.6 miles away



### Train:

West Drayton station 1.5 miles away  
 Uxbridge station 1.8 miles away  
 Hillingdon station 1.9 miles away



### Car:

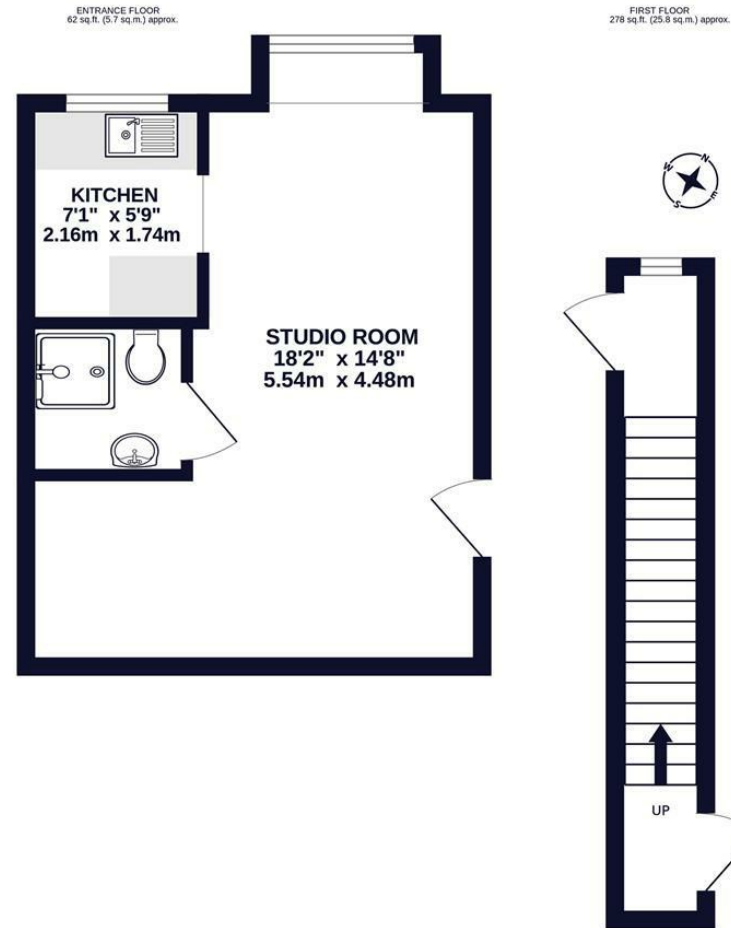
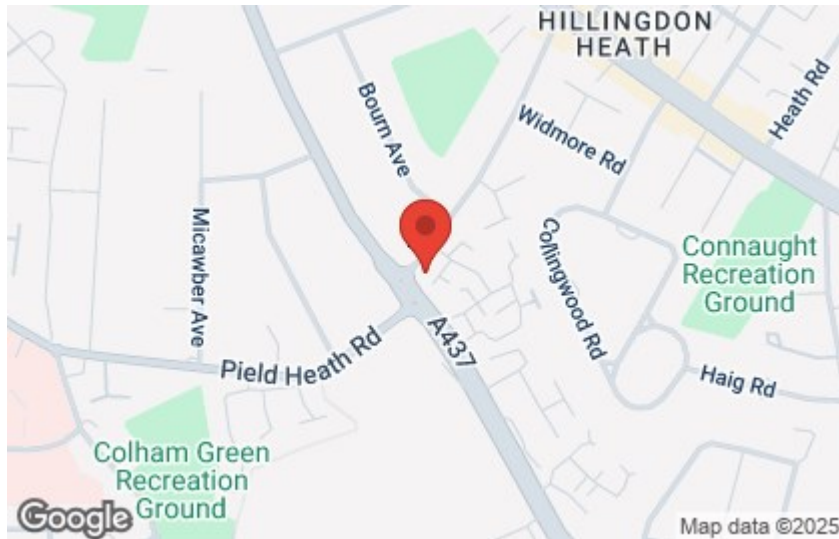
M4, A40, M25, M40



### Council Tax Band:

B

(Distances are straight line measurements from centre of postcode)



TOTAL FLOOR AREA : 340 sq.ft. (31.5 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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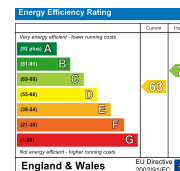
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