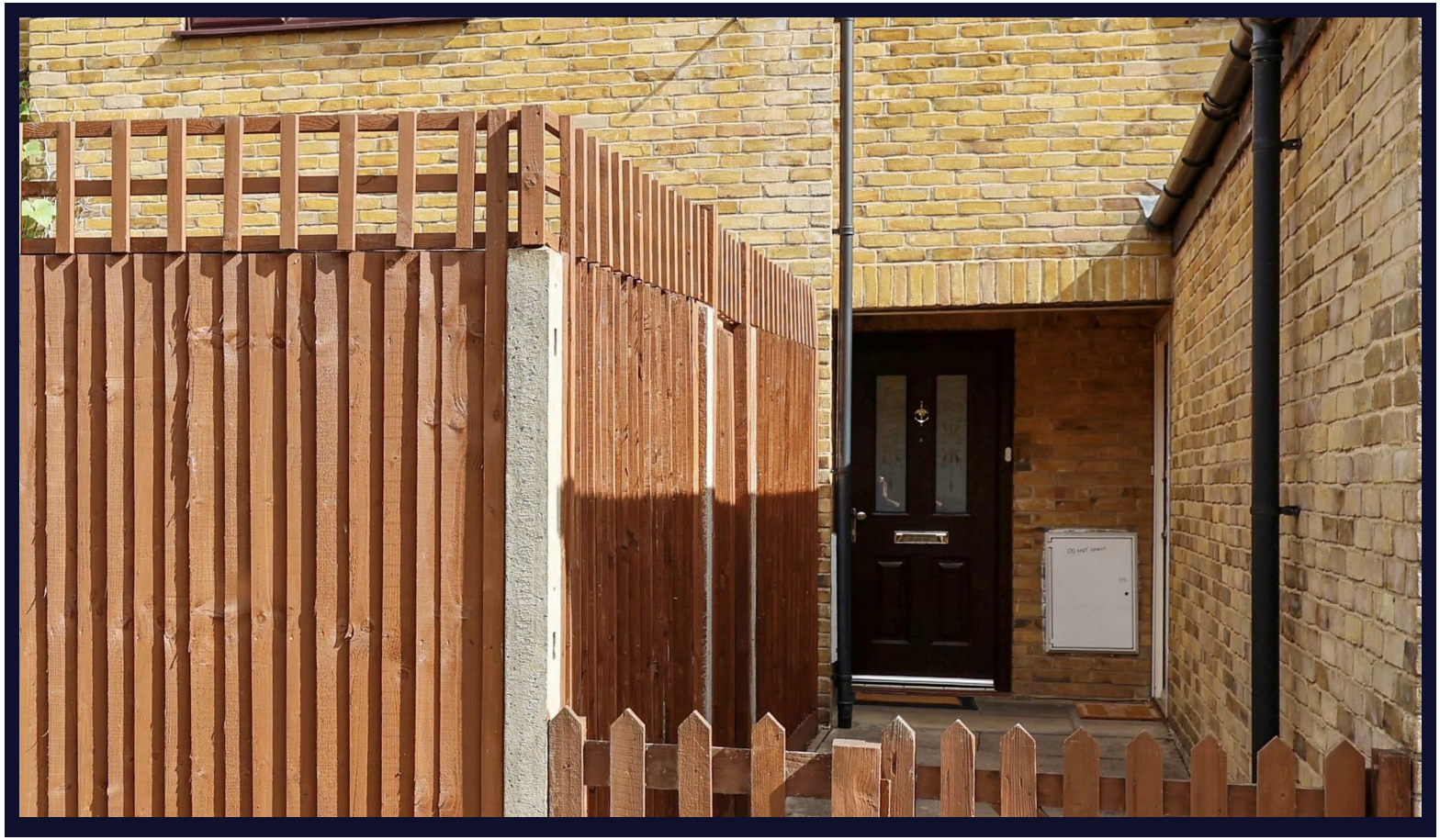
Cobden Close

Uxbridge • Middlesex • UB8 2YH
Guide Price: £430,000



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A well proportioned two bedroom terraced house offering spacious accommodation throughout, complemented by a low maintenance private garden. The ground floor features a welcoming entrance hall, under stairs storage & separate storage room, spacious living/dining room and a separate fitted kitchen with a range of wall and base units and space for appliances. Upstairs there is a large landing leading to the two generously sized bedrooms, a family bathroom and useful storage cupboard.
Cobden Close is conveniently situated within easy walking distance of Uxbridge town centre with its two large shopping centres (Intu Uxbridge & Pavillions), restaurants, coffee shops, cinema and pubs. Close by are well-regarded schools, Hillingdon leisure centre, golf courses and award winning local parks. The area also has excellent transport links including Uxbridge Tube (Met & Piccadilly) station, bus station and easy access to the M25, M40 and A40.

Two bedroom terraced house ready to move in

Good sized double bedrooms with built-in wardrobes

Bright and well presented throughout

Within easy reach of Uxbridge town centre

Kitchen overlooking the garden

Generous storage offers clutter-free living

First floor family bathroom & Separate WC

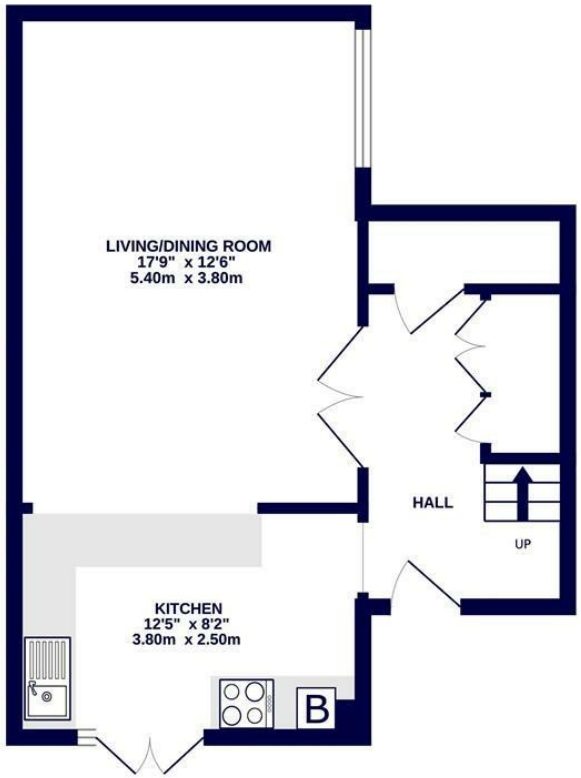
Resident parking bays

Private garden

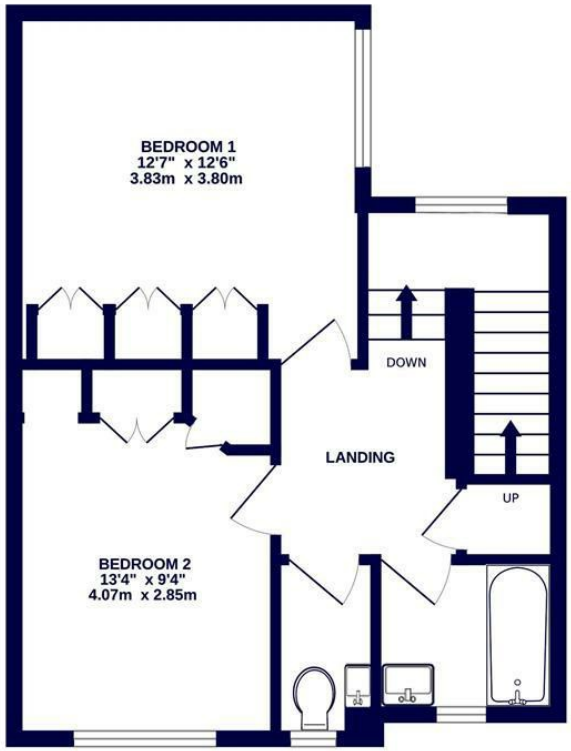
- Uxbridge Station and West Drayton Station (Elizabeth line)

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
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.1 sq.m.) approx.



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TOTAL FLOOR AREA : 867 sq.ft. (80.6 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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1 Vine Street, Uxbridge,
Middlesex, UB8 1QE
us@coopersresidential.co.uk

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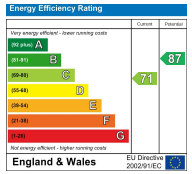

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.