

# Brand Avenue

Uxbridge • Middlesex • UB10 0FU  
Guide Price: £610,000



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est 1986

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A well presented three bedroom semi-detached home situated on the popular St Andrew's Park development ideally located within walking distance of the town centre. The property was built in 2015 and there has been numerous improvements made, such as Sharps fitted wardrobes, tiled floor with under floor heating and replacement of the cloakroom and family bathroom. The property boasts a spacious, flat garden with ample outdoor space to relax and unwind in summer months. The property also consists of a modern interior throughout, with standout features such as an open plan kitchen and off street parking

Semi-detached home

Three bedrooms

Built in 2015

Open plan kitchen

Spacious garden

Ground floor cloakroom

Off street parking

Easy access to the M25/M40

Walking distance to highly regarded schools

Closeby to local amenities

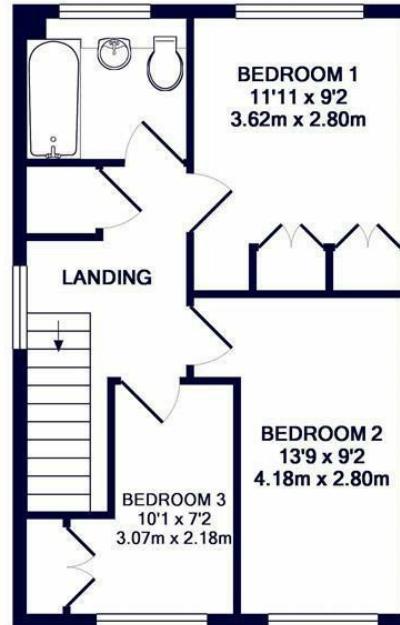
These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.







GROUND FLOOR  
APPROX. FLOOR  
AREA 590 SQ.FT.  
(54.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 413 SQ.FT.  
(38.4 SQ.M.)

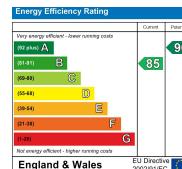
TOTAL APPROX. FLOOR AREA 1003 SQ.FT. (93.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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