



- THREE BEDROOMS
- TWO BATHROOMS
- GOOD CONDITION
- CUL-DE-SAC

18 Buchan Close, Cowley, Uxbridge, UB8 2NS

Guide price £500,000

Andrews Residential are delighted to offer to the market this well presented three bedroom, two bathroom family home situated close to Uxbridge town centre.



Property Description

THE PROPERTY

The ground floor comprises a welcoming entrance hallway, a useful utility room (formerly a ground floor W.C., offering the potential to be easily reinstated), a spacious living room with double doors opening onto the recently installed decking and rear garden, a separate dining room providing access to both the front and rear gardens, and a modern fitted kitchen with a range of integrated appliances.

To the first floor, the principal bedroom benefits from fitted wardrobes and a contemporary en-suite shower room. Bedroom two is a generous double room, also featuring fitted wardrobes, while bedroom three is a good-sized single bedroom, currently utilised as a dressing room. Completing the accommodation is the family bathroom, fitted with a panelled bath with shower attachment, wash hand basin, W.C., and heated towel rail.

Further benefits include gas central heating via a modern boiler and Megaflo hot water cylinder, UPVC double glazing throughout, and well-maintained accommodation ideally suited to a range of buyers.

OUTSIDE

The generous south-facing rear garden has been thoughtfully landscaped to create an ideal space for both entertaining and family enjoyment. Features include a recently installed decked seating area, an adjustable pergola, useful external storage, a well-maintained lawn, and a variety of mature shrubs and planting that provide colour and privacy throughout the year. The garden further benefits from gated side access leading to the front of the property. To the front, there is a low-maintenance garden and allocated parking for two vehicles, with additional visitor parking conveniently available within the development. The attractive outdoor space complements the accommodation perfectly.

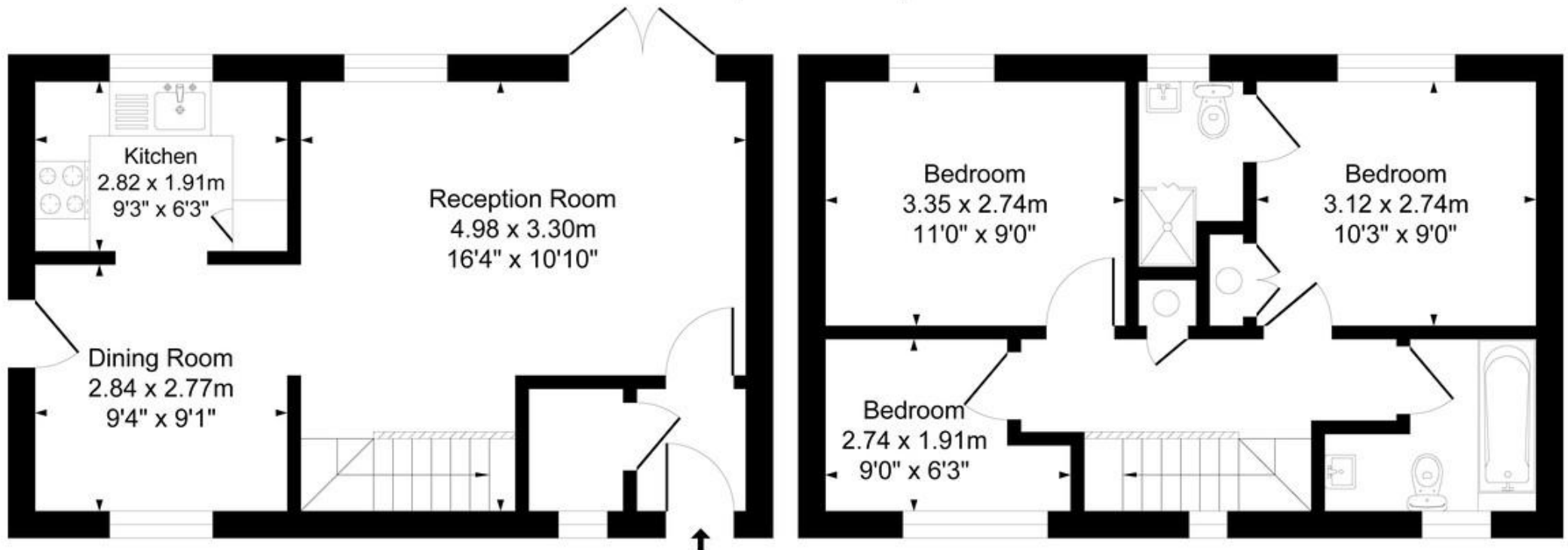




Buchan Close UB8

Approx. Gross Internal Floor Area

76.7 Sq M - 826 Sq Ft



Ground Floor
 Approximate Floor Area
 412.98 sq.ft
 (38.36 sq.m)

First Floor
 Approximate Floor Area
 412.98 sq.ft
 (38.36 sq.m)

Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced By Esjay Property Marketing



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements