

Andover Close

Uxbridge • Middlesex • UB8 2XQ

Guide Price: £555,000



coopers
est 1986

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Located in a quiet and sought after residential cul de sac, Andover Close offers a fantastic opportunity to acquire a well presented four bedroom semi detached home with versatile living accommodation and a private garden.

Outside, the property benefits from a block paved driveway providing off street parking, a garage, and a neatly kept front garden. The rear garden is private and low maintenance, ideal for outdoor dining and family enjoyment.

Attractive semi-detached home

Three double bedrooms

Easy access to Uxbridge High Street

Great local amenities

Close to A40/M40

Great local schools

Private garden

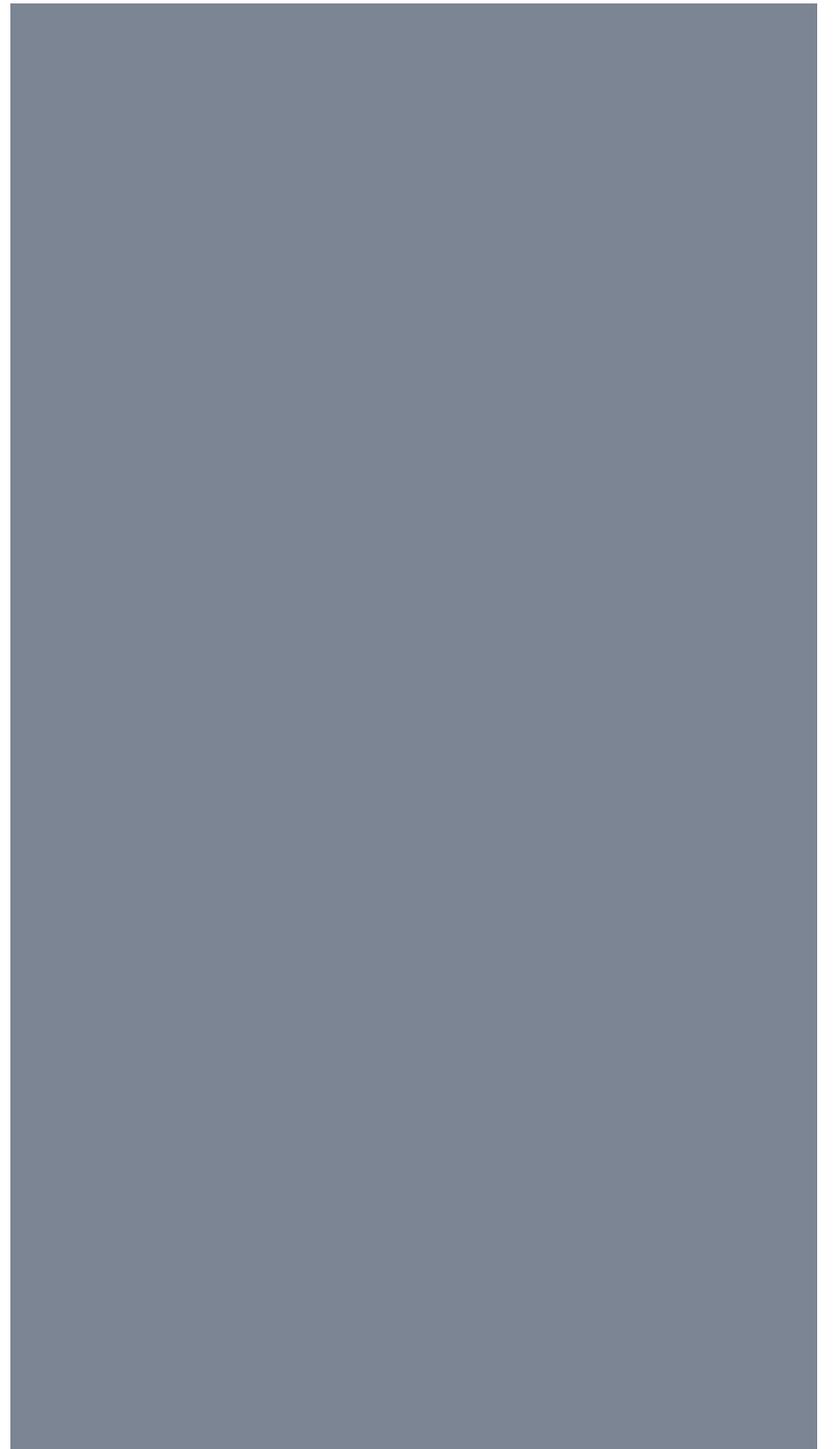
Driveway parking for two cars

Council tax band E

Fantastic condition throughout

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.







Schools:



Train:



Car:

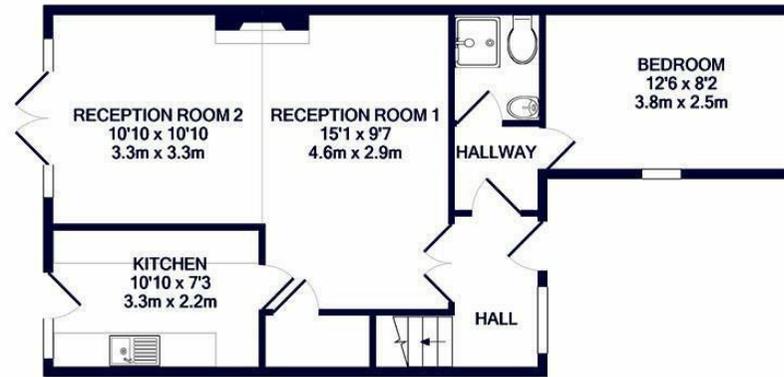
M4, A40, M25, M40



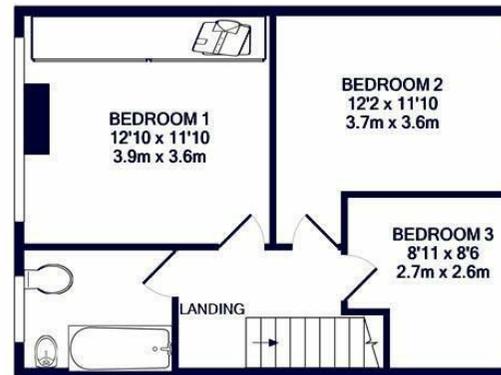
Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
APPROX. FLOOR
AREA 554 SQ.FT.
(51.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 446 SQ.FT.
(41.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1000 SQ.FT. (92.9 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. Made with Metropix ©2021



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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - highest running costs	G		

England & Wales
EPC Information
2022/01/03

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.