

# Cotswold Close

Uxbridge • Middlesex • UB8 2NA  
Guide Price: £500,000



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A conveniently located three bedroom home situated on Cotswold Close which is a quiet cul-de-sac location moments away from Uxbridge tube lines, a good selection of primary and secondary schools, and local amenities. The property has well proportioned rooms, a secluded garden, and has excellent potential to extend (STPP). The property also offers off street parking and a garage.

End terrace home

Three bedrooms

Garage

Driveway

Sought after location

Bay fronted

Walking distance to Uxbridge town centre

Transport links nearby

No onward chain

Close to highly regarded schools

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.





## Property

This fantastic home offers a welcoming feel upon entering, there is an entrance hallway leading you to the living room with a large bay window filling the room with plenty of natural light, a dining room with French doors leading into the back garden. Finishing downstairs is the kitchen which also benefits the access into the garden. The first floor offers two double bedrooms and a single third room, there is also a family bathroom with a separate W/C. This home makes a perfect opportunity for a family to put their own mark on to.

## Location

Cotswold Close is set in a popular location within easy reach of Uxbridge town centre and all its amenities, including Intu Shopping Centre and The Pavillions shopping Centre, a number of highly regarded restaurants and bars, along with its metropolitan/Piccadilly line station. West Drayton Station with the Elizabeth Line is also close by. There are a number of well regarded schools in the area, Brunel University, Hillingdon Hospital and The Hillingdon Leisure Centre are also within easy reach. The M25/M40 and A40 with their direct links to London and the home counties are just a short drive away.

## Outside

The property offers off street parking having a paved driveway, and to the right there is a shared drive leading to the garage and access to the garden. To the rear of the property there is a secluded private garden for the family to enjoy.



### Schools:

Whitehall Junior School 0.2 miles  
Whitehall Infant School 0.1 miles



### Train:

Uxbridge 0.3 miles  
Hillingdon 1.5 miles  
Ickenham 2.1 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

D

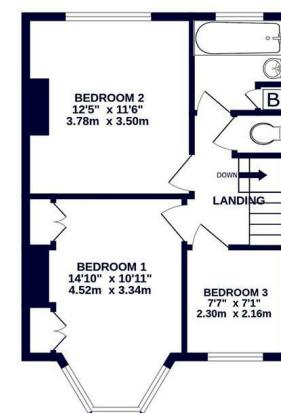
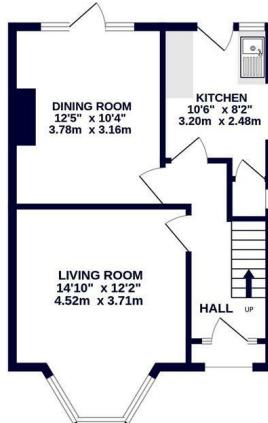
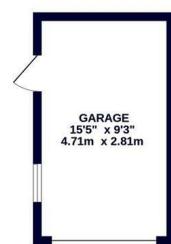
(Distances are straight line measurements from centre of postcode)



OUTBUILDING  
143 sq ft. (13.2 sq.m.) approx.

GROUND FLOOR  
426 sq ft. (40.0 sq.m.) approx.

1ST FLOOR  
434 sq ft. (40.4 sq.m.) approx.



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TOTAL FLOOR AREA: 1013 sq ft. (94.1 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 is given as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
20141 A	
20141 B	
20141 C	
20141 D	87
20141 E	
20141 F	
20141 G	
All energy efficient - higher running costs	
20141 G	
20141 F	
20141 E	
20141 D	
20141 C	
20141 B	
20141 A	
EU Directive 2020/1123	

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.