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Robins Close, Uxbridge, UB8 2LF  
£250,000

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## Robins Close, Uxbridge, UB8 2LF

**£250,000**

- Two Bedrooms
- Complete Chain
- Allocated Parking
- 104 Year Lease
- Views over the Canal
- Second Floor Apartment
- Garage
- Good Condition Throughout
- Quiet Residential Cul De Sac
- 567 sq ft

## Description

This well-proportioned apartment offers comfortable and practical living accommodation.

It features a spacious reception room, providing a welcoming space for relaxing, a fitted kitchen offers ample storage and workspace, two bedrooms along with a family bathroom.

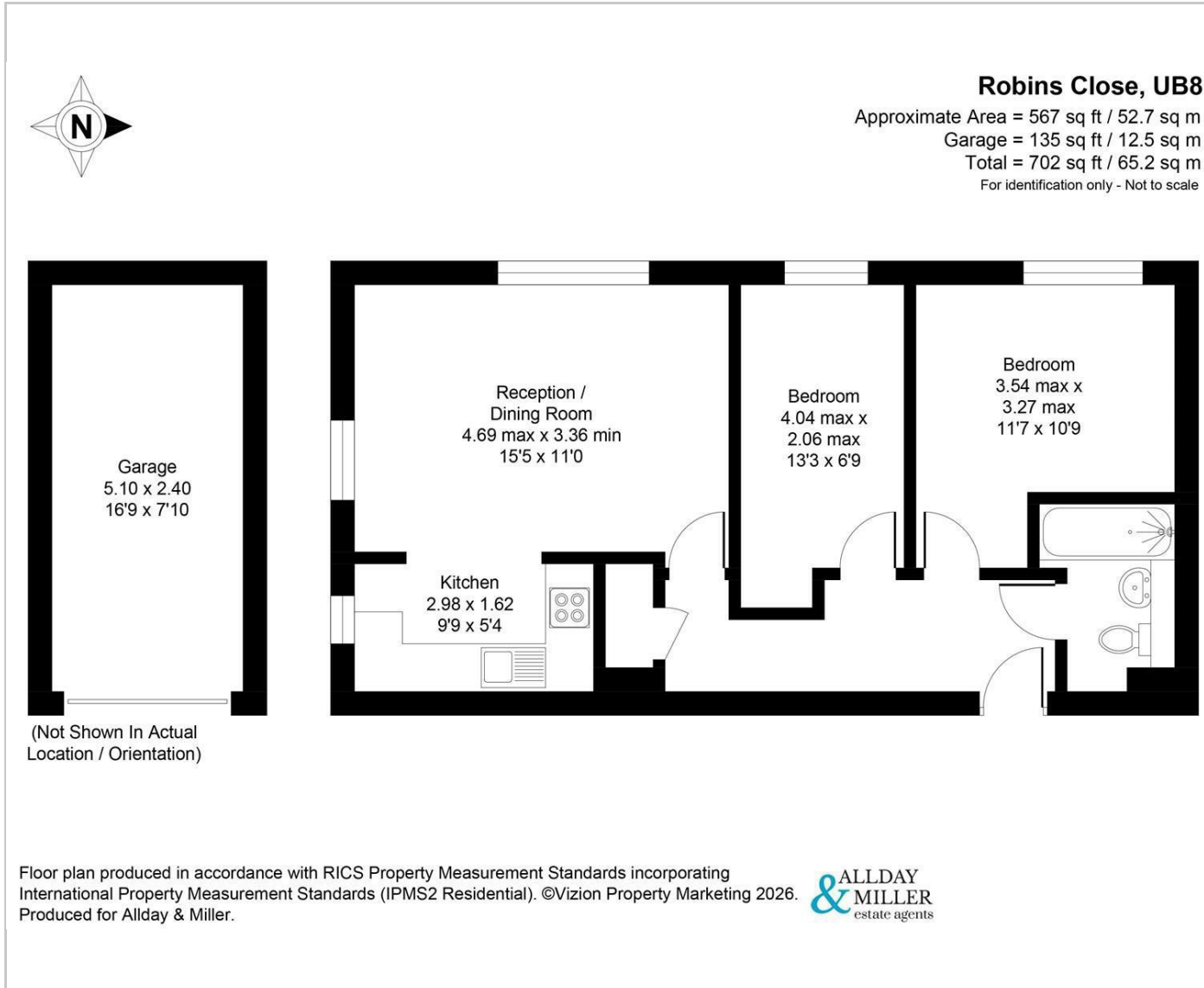
Externally, the home benefits from parking to the front, a garage offering additional storage. A communal garden to the rear which backs onto the Grand Union Canal with stunning views.

## Situation

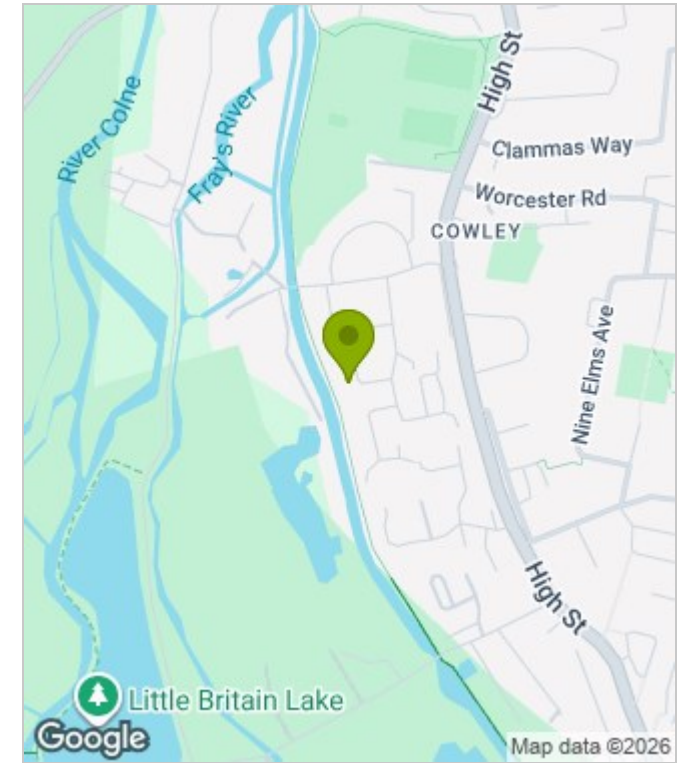
Robins Close is a quiet residential cul-de-sac located in the heart of Uxbridge, offering an excellent balance of peaceful suburban living and outstanding convenience. The area is particularly popular with families and professionals due to its close proximity to a range of well-regarded local primary and secondary schools, as well as Brunel University London. Uxbridge town centre is easily accessible and provides a wide variety of shopping and leisure facilities, including the Intu Uxbridge Shopping Centre with its array of high-street retailers, restaurants, cafés and supermarkets. Transport links are excellent, with Uxbridge Underground Station (Metropolitan and Piccadilly Lines) offering direct access into Central London, alongside frequent local bus routes, while road users benefit from easy access to the A40, M25 and M4. The area is further enhanced by nearby parks and green spaces such as Fasnidge Park and the Colne Valley Regional Park, making it an ideal location for those seeking convenience, connectivity and a pleasant residential setting.



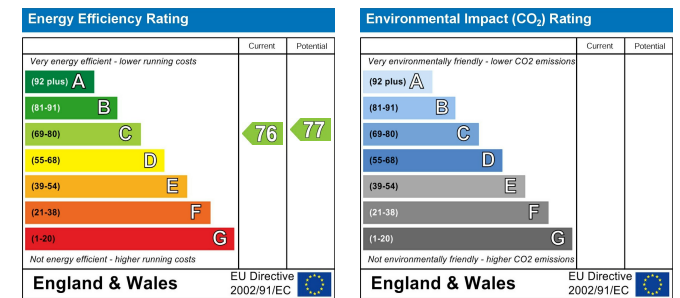
## Floor Plans



## Area Map



## Energy Performance Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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