

ALLDAY  
& MILLER



St. Johns Close, Uxbridge, UB8 2UL  
£435,000





St. Johns Close, Uxbridge, UB8 2UL

**£435,000**

- Two Bedroom House
- Two Double Bedrooms
- Family Bathroom
- 687 sq ft
- Walking Distance to Uxbridge Town Centre
- Quiet Cul De Sac
- Reception Room
- Private Rear Garden
- Residents Parking
- Good Condition Throughout

## Description

The ground floor offers a welcoming entrance hallway, a modern fitted kitchen, and a bright, airy reception/dining room with direct access to the rear garden.

The first floor features two generously sized bedrooms and a well appointed bathroom.

Outside, the property benefits from a private rear garden, mainly laid to lawn, ideal for relaxation or outdoor entertaining.

## Situation

St Johns Close is situated within easy reach of Uxbridge Town Centre with its multiple shopping facilities, restaurants, bars, gyms and cinema. Bus routes and the Metropolitan/Piccadilly Line Station, offering access into Central London from Uxbridge station. Throughout the local area are popular schools including St Mary's Catholic Primary School, Whitehall Infant and Junior Schools and Uxbridge High School.

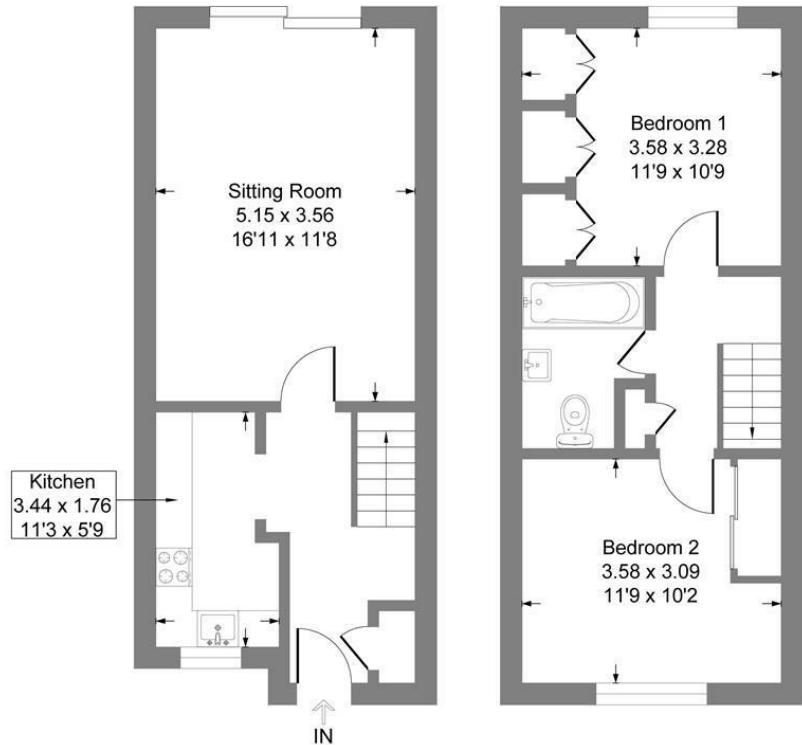


## Floor Plans

ALLDAY  
&  
MILLER  
estate agents

### Lambourne Court

Approximate Gross Internal Floor Area = 63.8 sq m / 687 sq ft



#### Ground Floor

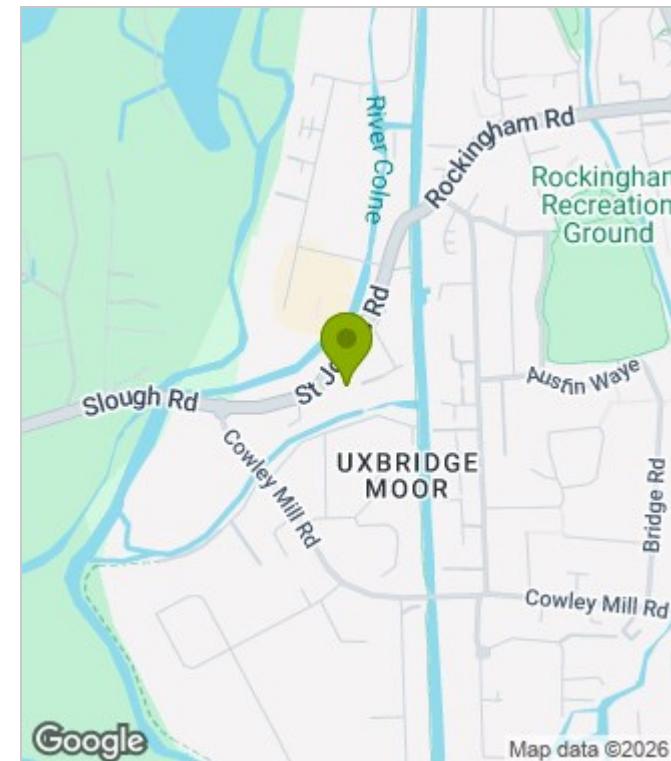
Approximate Floor Area  
338.39 sq.ft  
(31.43 sq.m)

#### First Floor

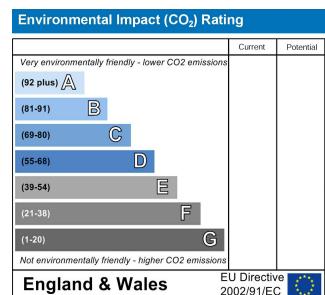
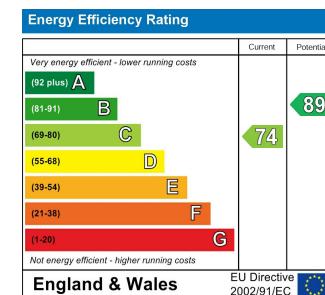
Approximate Floor Area  
348.35 sq.ft  
(32.36 sq.m)

Illustration for identification purposes only, measurements are approximate, not to scale.

## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.