



- Three Bedrooms
- Well Presented Throughout
- Residents Parking
- Walking Distance To Transport Links
- Double Glazing & Gas Central Heating

- Terrace
- Walking Distance To Uxbridge Town Centre
- Great Location
- Scenic Views
- EPC Rating C

A beautifully presented THREE bedroom terraced house set on a quiet residential road within walking distance of Uxbridge Town Centre.

The property briefly comprises; entrance hallway with doors leading into a modern fitted kitchen with dining area, study and W.C. To the first floor there are three well proportioned bedrooms and modern fitted family bathroom. To the lower floor is a large reception room with French doors leading out onto a beautiful award-winning landscaped garden which has patio area. To the front there is ample residential parking. This large airy home would be ideal for first time buyers or someone downsizing.

The property is situated on Braybourne Close in Uxbridge Town Centre which offers a variety of restaurants, coffee shops, supermarkets and has two shopping centers. It also houses the Metropolitan/Piccadilly Lines and is a short drive away from Hillingdon Leisure Centre and Uxbridge Common are also close by along with popular local primary and secondary schools.

Tenure: Freehold  
Local Authority: London Borough Of Hillingdon  
Council Tax Band: E

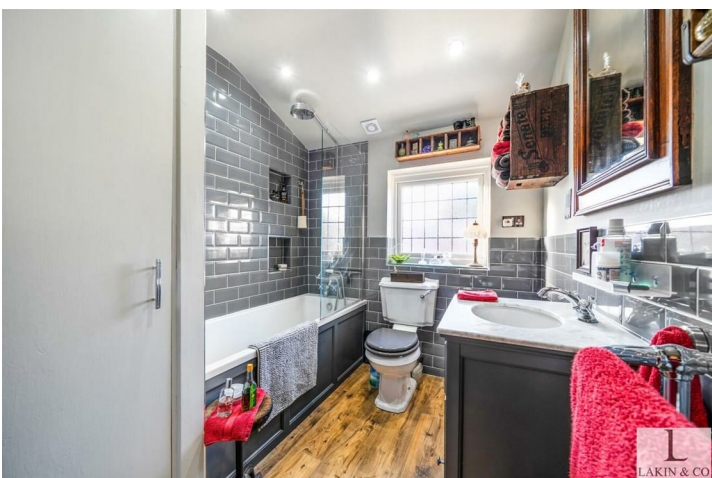
Internet Speed: Download - (up to) 1000 Mbps Upload - (up to) 100 Mbps

Mobile Coverage (Indoor):

EE - Good outdoor  
Three - Good outdoor  
O2 - Good outdoor  
Vodafone - Good outdoor

\*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org.uk/>







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

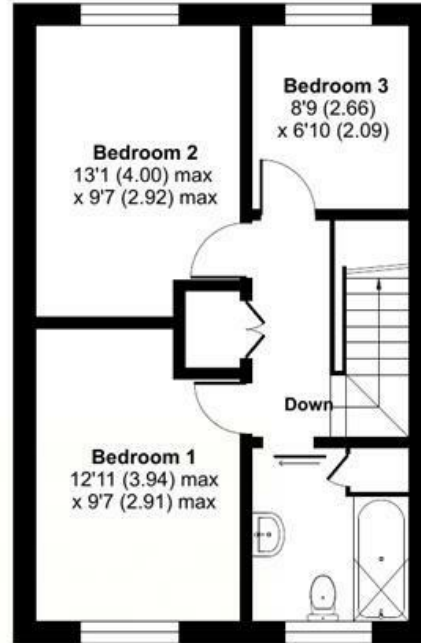
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



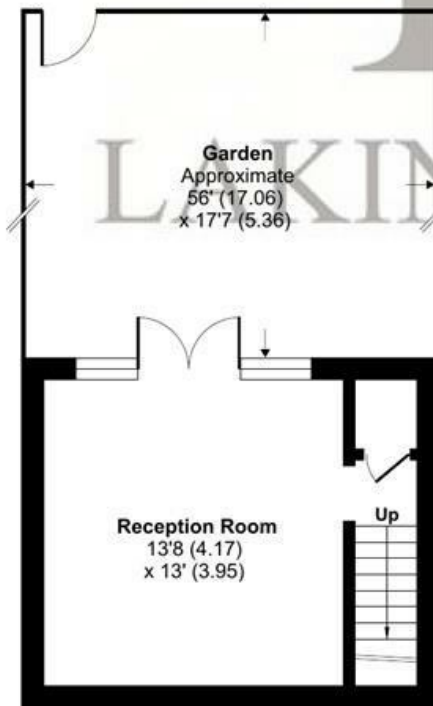
**Braybourne Close, Uxbridge, UB8**

Approximate Area = 1118 sq ft / 103.8 sq m

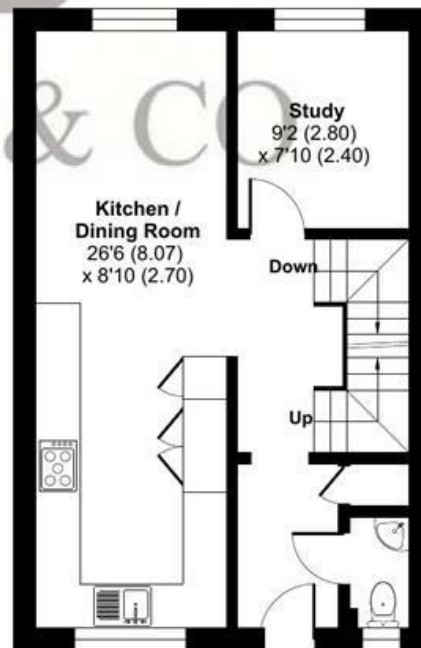
For identification only - Not to scale



FIRST FLOOR



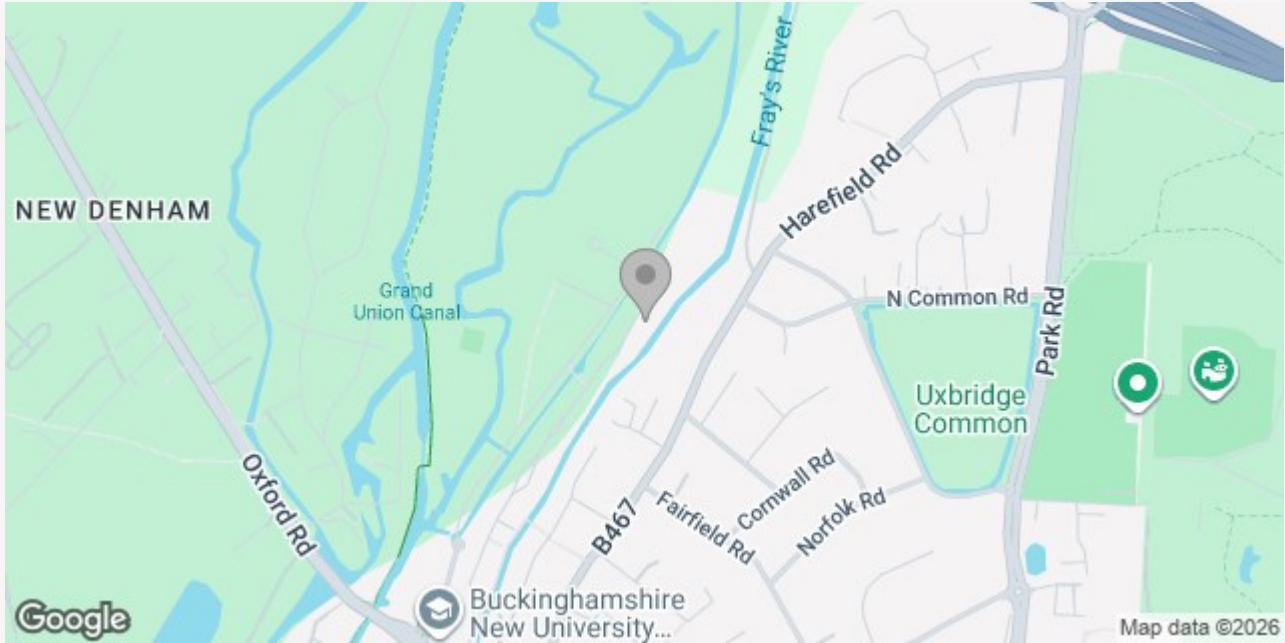
LOWER GROUND FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Lakin & Co. REF:1416599

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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We take great pride in being known for our honesty and consistent hard work, so whether you are selling or letting your property or looking to find your ideal home please contact us now and let us assist you further.