Cameron

Braybourne Close, Uxbridge, UB8 1UJ

- End terrace house
- Private balcony
- No upper chian
- Open plan living space
- Large bedroom area
- Close to Uxbridge town centre

Asking Price £355,000

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Description
A unique home, stylish in design providing well proportioned accommodation in this peaceful location.

Accommodation
Providing accommodation that briefly comprises of an open plan living, kitchen and dining room creating a sociable space with a balcony that overlooks the rear garden, stairs lead down to the lower floor where there is a very spacious bedroom that overlooks and opens onto the rear garden, the modern bathroom is fitted with an enclosed bath with shower over, vanity wash basin and WC.

Outside
There is a private rear garden backing onto the Frays River, in addition there is a balcony from the living room overlooking the garden.

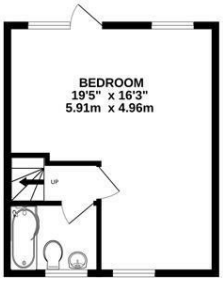
Situation
Positioned in this well regarded location within close proximity of Uxbridge town centre with its multiple shopping facilities, restaurants, bars and Uxbridge station which provides Metropolitan and Piccadilly line services to London. For the motorist the A40 / M40 is a short drive away giving access to London and the M25. Well regarded schools are within close proximity.

Terms and notification of sale
Tenure: Freehold
Local Authority: London Borough of Hillingdon
Council Tax Band: D
EPC Rating: C

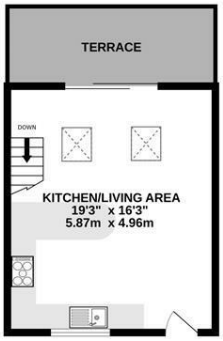
IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors an solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract

GROUND FLOOR
315 sq.ft. (29.3 sq.m.) approx.



1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 628 sq.ft. (58.4 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 as to their operability or efficiency can be given.
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