



## Cobden Close, Uxbridge, UB8 2YH

- Spacious two-bedroom house
- Offered to the market with no upper chain
- Kitchen/breakfast room
- Large reception room overlooking the garden
- Two well-proportioned double bedrooms
- Within easy reach of Uxbridge town centre
- Private low maintenance rear garden

**Asking Price £450,000**

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**Description**

This well proportioned home offers a generous reception room with garden views, an impressive kitchen/breakfast room, two very spacious double bedrooms and a modern shower room.

**Accommodation**

The accommodation briefly comprises an entrance hall with stairs leading to the first floor. The spacious reception room has the benefit of double glazed sliding patio doors that overlook and provide direct access to the rear garden, creating a bright and airy living space ideal for both relaxing and entertaining.

The kitchen/breakfast room is well-appointed with a comprehensive range of storage units and drawers, complemented by ample work surfaces. It features an inset sink, inset gas hob with extractor above, and space for further appliances. Additional benefits include a built-in cupboard housing the combination boiler, tiled flooring, space for a breakfast table and chairs, and two double glazed windows to the front aspect allowing for plenty of natural light.

To the first floor, there are two very well-proportioned double bedrooms, along with a fully tiled shower room and a separate WC, providing practical and flexible living accommodation.

**Outside**

There is a low maintenance paved rear garden

**Situation**

Ideally positioned in a central location just moments from the town centre with its shopping facilities, restaurants bars and also Uxbridge station with its Metropolitan and Piccadilly line services to the heart of London.

Brunel University is also a short walk away, and for the motorist the A40 is a short drive away giving access to London and the M25.

**Terms and notification of sale**

Tenure: Freehold

Local Authority: London Borough of Hillingdon

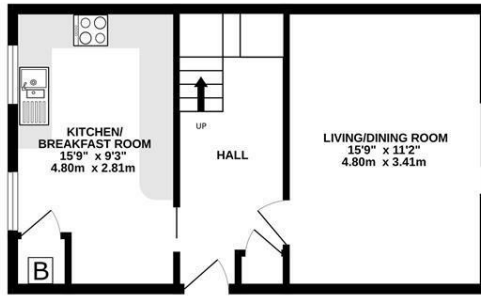
Council Tax Band: D

EPC Rating: D

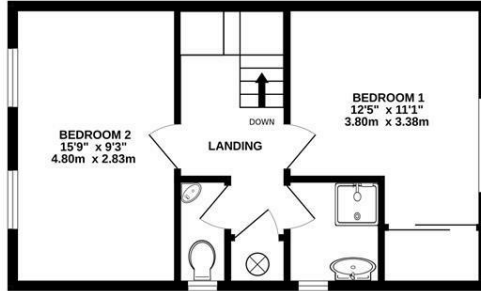
**IMPORTANT NOTICE**

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and 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  
418 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA: 836 sq.ft. (77.7 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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