



## Braybourne Close, Uxbridge, UB8 1UL

- Chain free
- Cul-de-sac location
- Gas central heating
- Communal parking
- 0.5 Miles from Uxbridge Station
- One double bedroom
- Great condition throughout

**Asking Price £255,000**



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**Description**

Tucked away in a peaceful cul-de-sac, this attractive one-bedroom first-floor maisonette is offered for sale with the added advantage of no upper chain.

**Accommodation**

This well-presented first-floor home offers bright and thoughtfully arranged accommodation throughout. To the front, the reception room provides an inviting living space with excellent natural light, while the kitchen to the rear offers ample worktop space and room for appliances. Further accommodation includes a well-proportioned double bedroom, a useful study/storage room ideal for home working, and a bathroom comprising a bath with shower attachment, wash basin and WC.

**Outside**

A covered external walkway provides access to the property's private entrance. Located in a tranquil residential setting, the property benefits from communal parking for residents as well as on-street permit parking.

**Situation**

Enjoying a convenient and highly regarded location, the property is close to Uxbridge Town Centre, offering a comprehensive selection of shops, restaurants and transport facilities. Uxbridge Station provides Metropolitan and Piccadilly line services into London, while the A40, M40 and M25 are all within easy reach. The area is also served by a number of well-regarded schools.

**Terms and notification of sale**

Tenure: Leasehold

Lease: 104 years remaining

Service Charge & Ground Rent: Approximately £400 per annum

Local Authority: London Borough of Hillingdon

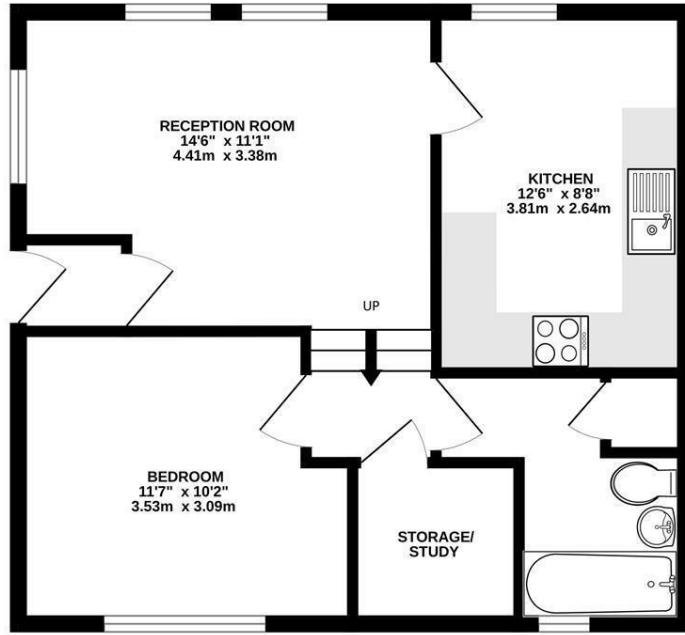
Council Tax Band: C

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

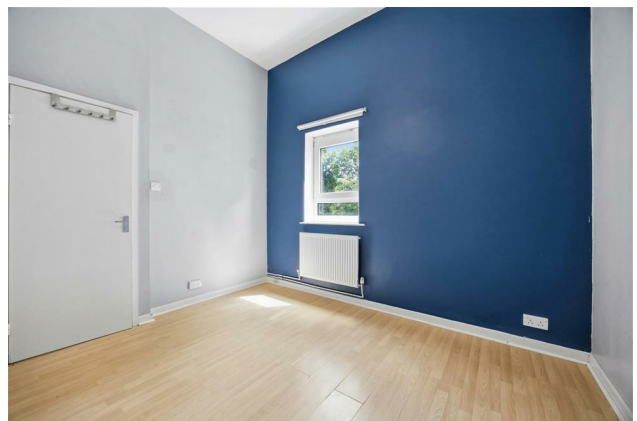
GROUND FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA: 491 sq.ft. (45.6 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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