

Rushes Mead, Uxbridge UB8 2SZ

Guide Price £289,000









- One Bedroom
- Semi Detached
- Walking Distance To Uxbridge Town Centre
- Quiet Cul-De-Sac
- Gas Central Heating

- Freehold
- Garage
- Walking Distance To Transport Links
- Double Glazing
- EPC Rating D





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A one bedroom FREEHOLD semi detached house nestled away in a quiet cul-de-sac within walking distance of Uxbridge Town Centre. Ideal for first time buyers or investors looking to purchase close to town centre amenities.

The property comprises; entrance porch, spacious lounge, fitted kitchen with wall and base units, large under stair cupboard, stairs leading to landing, a spacious double bedroom and newly fitted modern shower room.

Further benefits include; gas central heating, double glazing, loft access for storage, front outside space, residents permit parking and own garage. Uxbridge Town Centre provides the Metropolitan & Piccadilly Lines, shops bars, restaurants. Scenic walks can be taken close by with access to the Grand Union canal and Colne Valley Regional Park.

A40/M40/M25/M4 motorway junctions close by providing easy access into Central London, Home Counties and Heathrow Airport. Brunel University, Bucks University, Stockley Business Park and Hillingdon Hospital a short distance away.

*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.

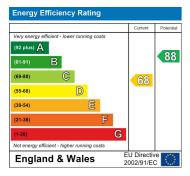
Price: £289,000 Tenure: Freehold

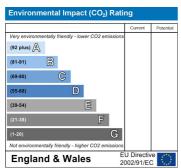
Local Authority: Hillingdon Council

Council tax band: C

Disclaimer:

These particulars are a general guide only for prospective buyers. They do not form part of any contract. Services, systems and appliances have not been tested.







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Approximate Area = 489 sq ft / 45.4 sq m Garage = 127 sq ft / 11.7 sq m Total = 616 sq ft / 57.1 sq m

For identification only - Not to scale



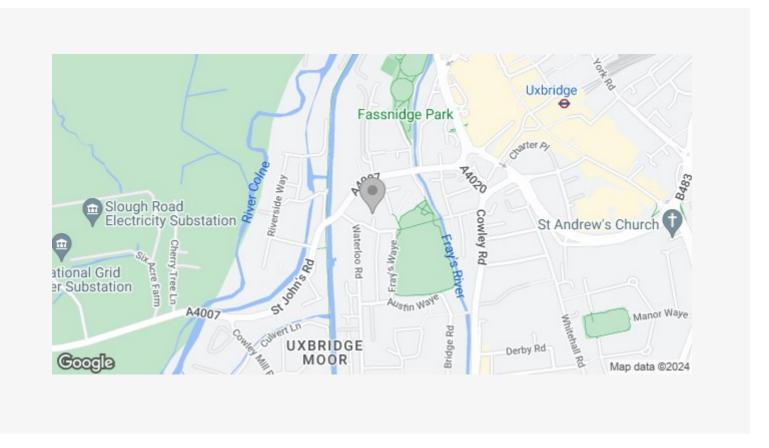
Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Lakin & Co. REF: 1002246

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