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& MILLER



St. Johns Close, Uxbridge, UB8 2UL
£435,000

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£435,000

- Two Bedroom House
- Two Double Bedrooms
- Family Bathroom
- 687 sq ft
- Walking Distance to Uxbridge Town Centre
- Quiet Cul De Sac
- Reception Room
- Private Rear Garden
- Residents Parking
- Good Condition Throughout

Description

The ground floor offers a welcoming entrance hallway, a modern fitted kitchen, and a bright, airy reception/dining room with direct access to the rear garden.

The first floor features two generously sized bedrooms and a well appointed bathroom.

Outside, the property benefits from a private rear garden, mainly laid to lawn, ideal for relaxation or outdoor entertaining.

Situation

St Johns Close is situated within easy reach of Uxbridge Town Centre with its multiple shopping facilities, restaurants, bars, gyms and cinema. Bus routes and the Metropolitan/Piccadilly Line Station, offering access into Central London from Uxbridge station. Throughout the local area are popular schools including St Mary's Catholic Primary School, Whitehall Infant and Junior Schools and Uxbridge High School.

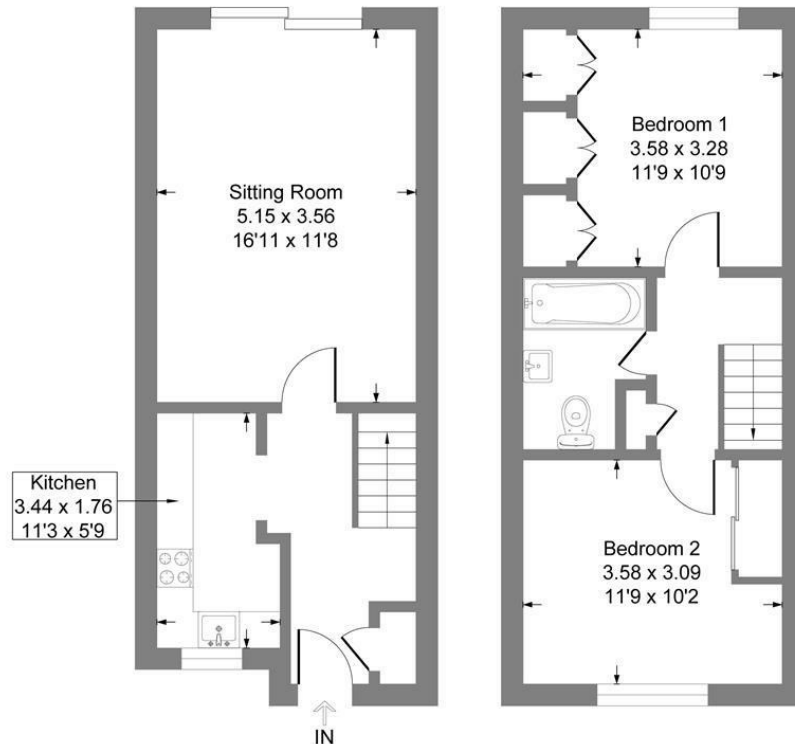


Floor Plans



Lambourne Court

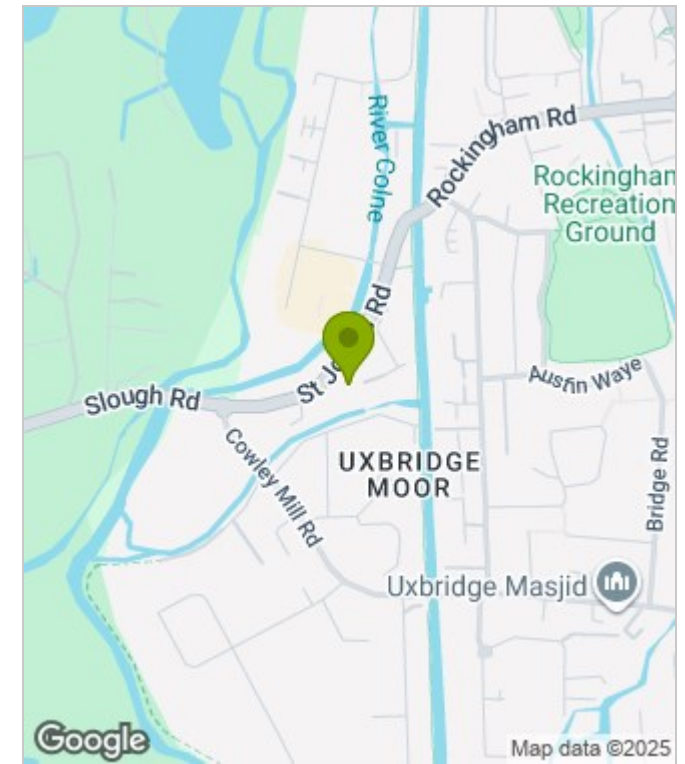
Approximate Gross Internal Floor Area = 63.8 sq m / 687 sq ft



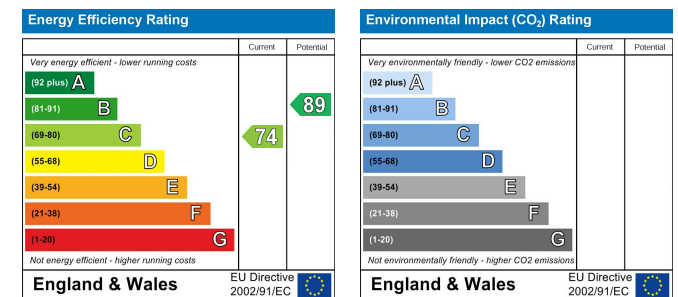
Ground Floor	First Floor
Approximate Floor Area	Approximate Floor Area
338.39 sq.ft	348.35 sq.ft
(31.43 sq.m)	(32.36 sq.m)

Illustration for identification purposes only, measurements are approximate, not to scale.

Area Map



Energy Performance Graph



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