









Lancresse Close, Uxbridge, UB8 1XU £260,000

- One Bedroom
- No Chain
- Located At The End Of A Quiet Cul De Sac
- Modern Kitchen & Bathroom Suite
- 586 sq ft

- Ground Floor
- Good Condition Throughout
- Perfect For First Time Buyers or Investors
- Sought After Uxbridge Town Centre Location
- EPC Rating D

Description

This delightful property offers a perfect blend of comfort and style. Upon entering, you are welcomed by a bright airy reception/ dining room, ideal for both relaxation and entertaining guests. The space is filled with natural light, creating a warm and inviting atmosphere.

The property features a generously sized double bedroom, complete with fitted wardrobes that provide ample storage while maintaining a sleek and tidy appearance. The modern fitted kitchen is designed with both functionality and aesthetics in mind. Completing this lovely home is a modern bathroom, which adds a touch of luxury.

Situation

Lancresse Close situated in the heart of North Uxbridge, just moments from the Town Centre with its amenities including Intu and Pavillions shopping centres, a number of popular restaurants, a cinema, gyms and coffee shops. For the commuters Uxbridge Tube station offers the Metropolitan and Piccadilly line service with serval links into London, whilst effortless access is provided to the A40/M40 and M25 motorways. The Area is also served by a number of highly regarded schools including Hermitage primary school and Vyners secondary school.



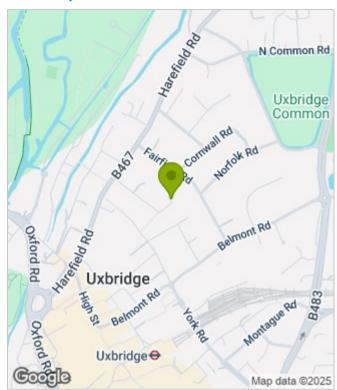




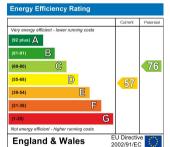
Floor Plans

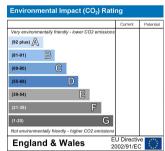
Lancresse Close, UB8 Approximate Area = 586 sq ft / 54.4 sq m For identification only - Not to scale = Reduced headroom below 1.5m / 5'0 = Ceiling Height Kitchen 3.22 max x 2.27 max 10'7 x 7'5 Bedroom 4.43 max x 3.54 max 14'6 x 11'7 Reception / Dining Room 4.89 x 3.18 16'1 x 10'5 СН Store **Ground Floor** Floor plan produced in accordance with RICS Property Measurement Standards incorporating **O**ALLDAY International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. MILLER Produced for Allday & Miller.

Area Map



Energy Performance Graph





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