









Wallace Close, Uxbridge, UB10 0BG

£340,000

- Two Double Bedrooms
- Private Garden
- Fitted Kitchen With Appliances
- Long Lease
- Great Transport Links

- Ground Floor
- No Chain
- A Short Walk From Uxbridge Town Centre
- Modern Apartment Block

### **Description**

This delightful home offers a perfect blend of comfort and modern living.

The property features two well proportioned bedrooms, a bright and airy reception room that invites natural light, creating a warm and inviting atmosphere. The sleek fitted kitchen is designed with contemporary finishes and a family bathroom which completes this floor.

There is a private rear garden mainly laid to lawn perfect for outdoor entertainment.

#### **Situation**

Wallace Close situated close to Uxbridge town centre with its variety of local shops, restaurants, bars, gyms, cafes and a cinema. For the commuters the Metropolitan and Piccadilly line with links to central London and the surrounding areas. Also a number of bus routes to local amenities such as Brunel university, Uxbridge Collage, Hillingdon Hospital and Heathrow airport. Highly regarded schools including John Locke Academy and Uxbridge High school are just moments away.



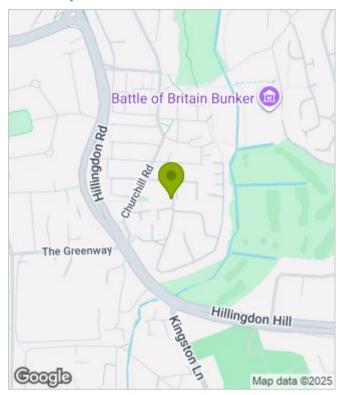




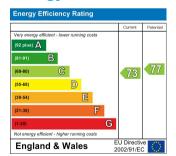
### **Floor Plans**

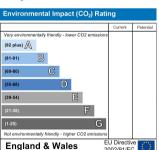
# Wallace Close, UB10 Approximate Area = 786 sq ft / 73.0 sq m For identification only - Not to scale Garden 7.99 x 5.03 26'3 x 16'6 Kitchen Reception Room 4.52 max x 4.95 max x 3.62 min 2.23 max 16'3 x 11'11 14'10 x 7'4 Bedroom 4.01 x 2.96 13'2 x 9'9 Bedroom 4.00 x 2.97 13'1 x 9'9 Floor plan produced 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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