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





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- 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

Lanresse 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 several 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.



Lancrease Close, UB8
Approximate Area = 586 sq ft / 54.4 sq m
For identification only - Not to scale

 N

 = Reduced headroom below 1.5m / 5'0

 CH = Ceiling Height

Ground Floor

Bedroom
4.43 max x
3.54 max
14'6 x 11'7

Store

Reception / Dining Room
4.89 x 3.18
16'1 x 10'5

Kitchen
3.22 max x 2.27 max
10'7 x 7'5

CH
7'7 1/2 - 30"

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. Produced for Allday & Miller.

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A map of Uxbridge, Ontario, showing the location of the Uxbridge Community Centre. The map highlights the intersection of Harefield Rd and Belmont Rd, with a green pin marking the center. Surrounding roads include Oxford Rd, High St, York Rd, Montague Rd, and B483. The map also shows Uxbridge Common and the Uxbridge Transit station.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		76	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC

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