



### Nelson Close, Uxbridge, UB10 0PX

THIS IS A MOST DELIGHTFUL AND BEAUTIFULLY PRESENTED 2 DOUBLE BEDROOM EXTENDED END OF TERRACED HOUSE WITH A WONDERFUL AND GENEROUS SIZED REAR GARDEN.

With gas central heating and double glazed windows, this charming property boasts many features and includes a bespoke modern fitted kitchen with appliances, a comfortable lounge with a feature ornamental fireplace, dining room overlooking the stunning garden. (separate area has space and plumbing to potentially add a downstairs shower room and toilet). Upstairs has 2 good sized double bedrooms and a re-fitted modern bathroom plus a plumber shower. Outside you are spoilt with a beautifully presented rear garden with a variety of flower beds and shrubs, a well maintained lawn, patio area, feature 'Gazebo', brick built workshop and an area of bonus 'hidden garden' to the very rear.

Nelson Close is located within a popular residential area convenient for a choice of schools and just a short walk to the Uxbridge Road shopping facilities and transport links for Uxbridge, Hayes Town and Heathrow.

**Asking Price £479,950**

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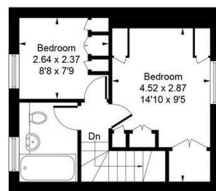




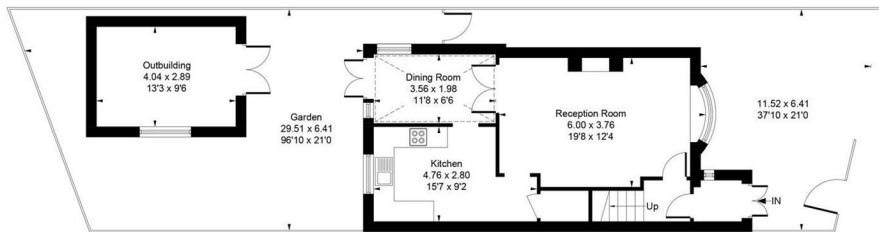
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Approximate Gross Internal Area = 73.36 sq m / 790 sq ft  
 Outbuilding = 12.04 sq m / 130 sq ft  
 Total = 85.40 sq m / 920 sq ft




First Floor



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.  
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## Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>64</p>	<p>84</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	



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