

# 29b

Bosanquet Close  
Cowley  
Middlesex  
UB8 3PE

---

**RWHITLEY**  
Est. 1938 & CO

# Guide Price £375,000



- Terraced House
- Two Bedrooms
- Living/Dining Room
- Conservatory
- First Floor Bathroom
- Garden
- Parking
- No Upper Chain

## DESCRIPTION

A two bedroom terraced house which is nestled in Bosanquet Close which is a sought after location perfect for those requiring easy access to Hillingdon Hospital, Brunel University, Stockley Business Park, Uxbridge town centre and the motorway network. On entering the property you are immediately greeted by a good sized living/dining room with a door to the kitchen which has a range of white wall and floor cupboard units. A door from the kitchen leads to a conservatory which enjoys views over the rear garden. Stairs from the living/dining room lead to the first floor landing where you will find two well proportioned bedrooms and a bathroom.

## OUTSIDE

Front: One allocated car parking space.  
Rear: Patio for easy maintenance. Timber

garden shed. Timber gate to shared rear access.

## LOCATION

Bus routes and Brunel University are just a short walk. West Drayton town centre with mainline railway station which will benefit from Crossrail, Stockley Business Park, Brunel University, London Heathrow Airport, the motorway network and town centre of Uxbridge are all within easy motoring distance.

## HEATING & HOT WATER

Electric night storage heater to the living/dining room. Electric immersion heater in hot water cylinder provides the domestic hot water.

## WINDOWS

Double glazed sealed unit windows.

## COUNCIL TAX BAND

We understand that the current council tax band is C.

## SERVICES

Mains electricity, water and drainage.


## TENURE

Freehold.

## VIEWINGS

Strictly by appointment with R Whitley & Co.

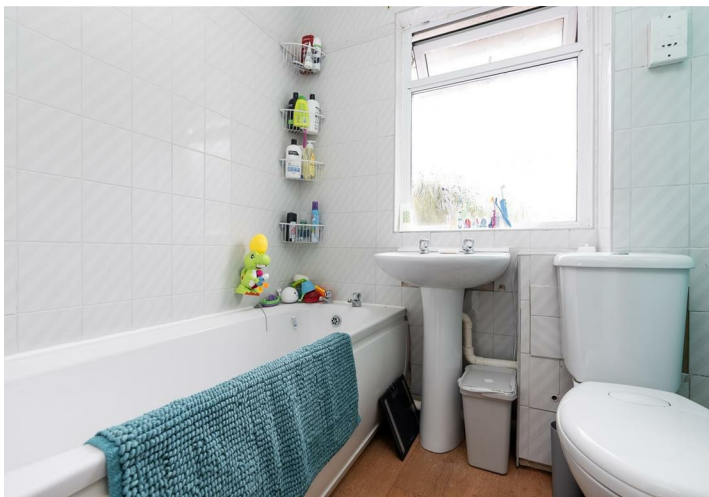
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	







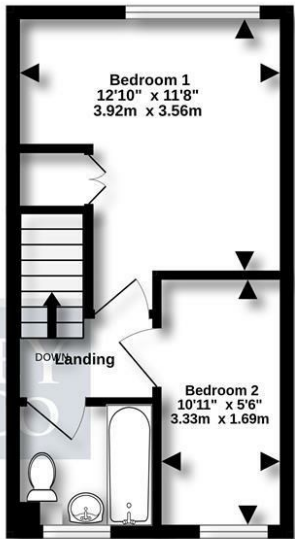
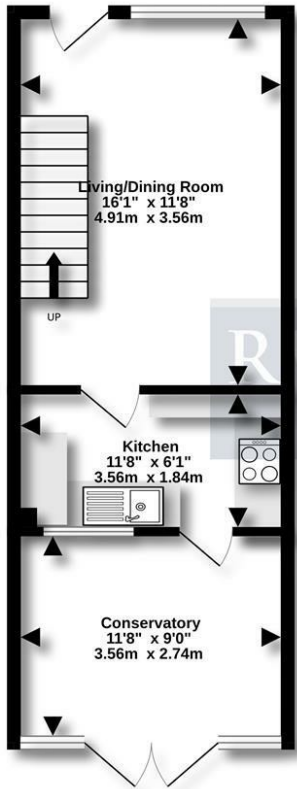






GROUND FLOOR  
363 sq.ft. (33.7 sq.m.) approx.

FIRST FLOOR  
258 sq.ft. (23.9 sq.m.) approx.



TOTAL FLOOR AREA : 620 sq.ft. (57.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 5/2023

# RWHITLEY

Est. 1938 & CO

Every care has been taken with the preparation of these brochures, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, please ask us for verification or seek professional verification. This brochure does not constitute any part of a contract. All measurements are approximate. Fixtures, fittings and appliances have not been tested. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. Drawings, sketches and floor plans are for general guidance only and are not to scale.

Estate House, 40 Station Road, West Drayton, Middlesex, UB7 7DA  
**sales@rwhitley.co.uk | 01895 442711 | rwhitley.co.uk**

