



**38 Heritage Close
, UB8 2LA
Asking Price £365,000**

This two-bedroom terraced house is located in Heritage Close, Uxbridge, and is offered with vacant possession.

Key Features

Two double bedrooms, including a main bedroom with a balcony. Spacious living room with direct access to an enclosed rear garden. Open-plan kitchen and dining area. Double glazing and gas central heating.

Location & Transport

Local shops and amenities are nearby. Uxbridge and West Drayton stations are easily accessible for commuting.

This property is highly suited for first-time buyers, small families, or downsizers.

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Entrance hall

Double glazed door

Open plan kitchen dining area

17'3" max x 11'9" max (5.27 max x 3.59 max)



Front aspect double glazed window, stainless steel sink unit with mixer taps and cupboards under, further range of base level units, room for washing machine and cooker, wall mounted gas boiler, part tiled walls, radiator

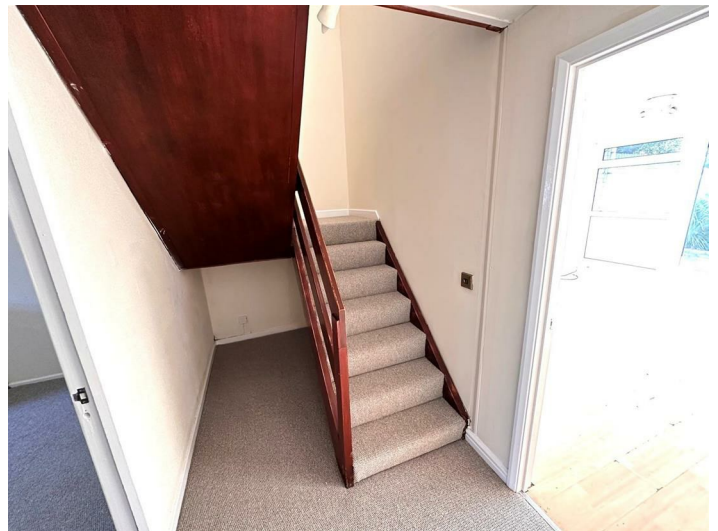
Kitchen area



Dining area



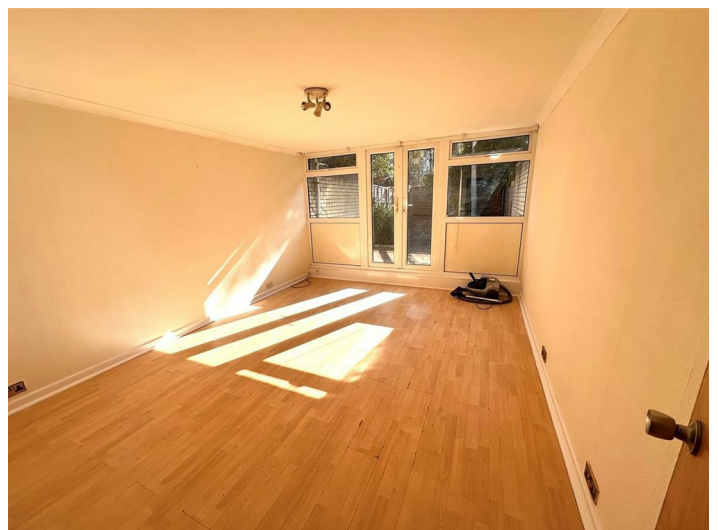
Inner hall



stairs to first floor

Living room

13'11" x 11'9" (4.25 x 3.59)



Rear aspect double glazed window and door to garden, laminate floor, radiator

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Living room



Balcony

11'9" x 5'4" (3.6 x 1.63)



Landing

13'8" x 4'7" (4.17 x 1.4)



Overlooking garden

Bedroom 2

11'9" x 9'4" (3.59 x 2.85)



Bedroom 1

11'9" x 10'1" (3.59 x 3.08)



Front aspect double glazed window, laminate floor, radiator

Shower room

7'9" x 6'11" (2.37 x 2.13)



Rear aspect double glazed windows and doors leading to Balcony, laminate floors, radiator

Corner shower cubical, wash hand basin, low level wc, radiator, tiled walls and floor.

Outside

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Front

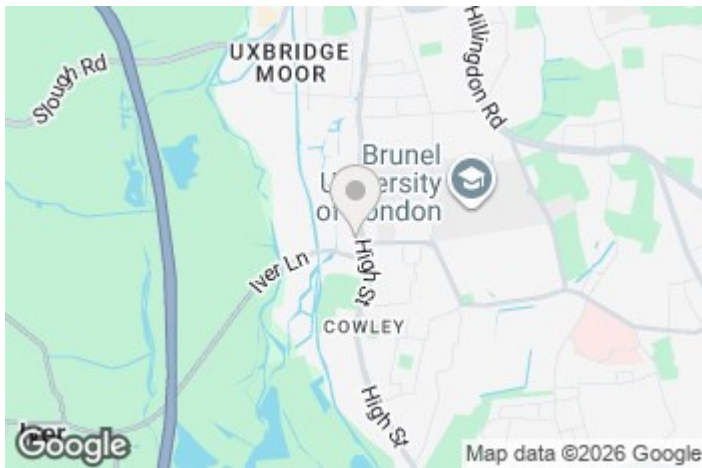


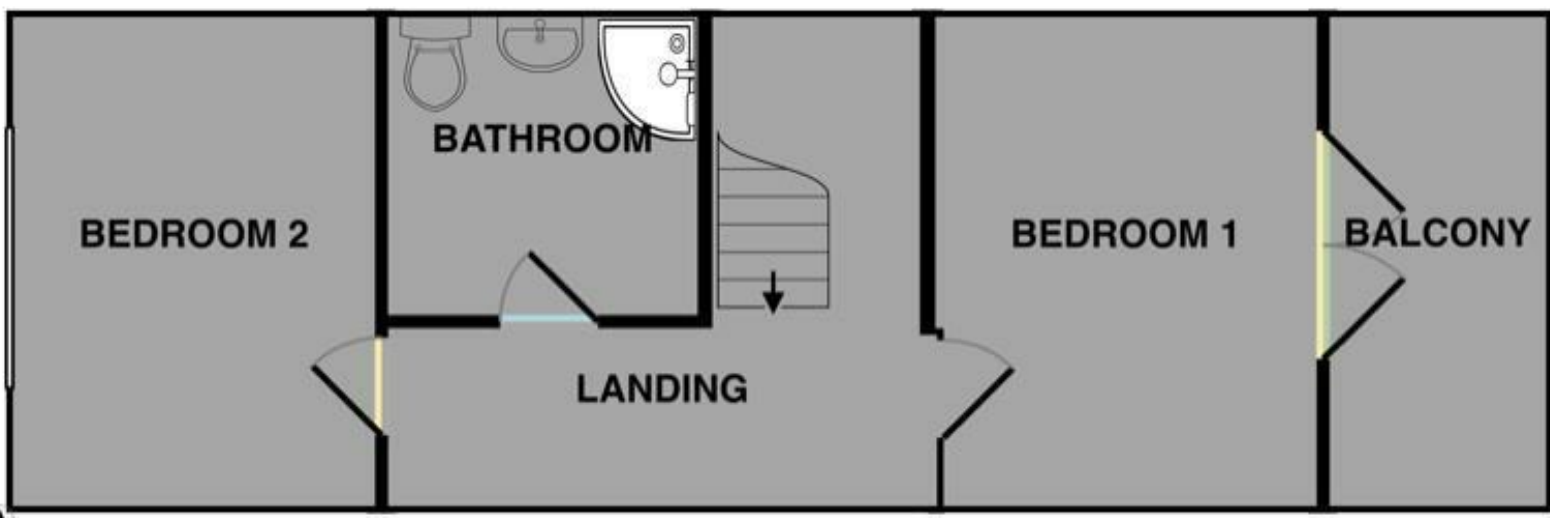
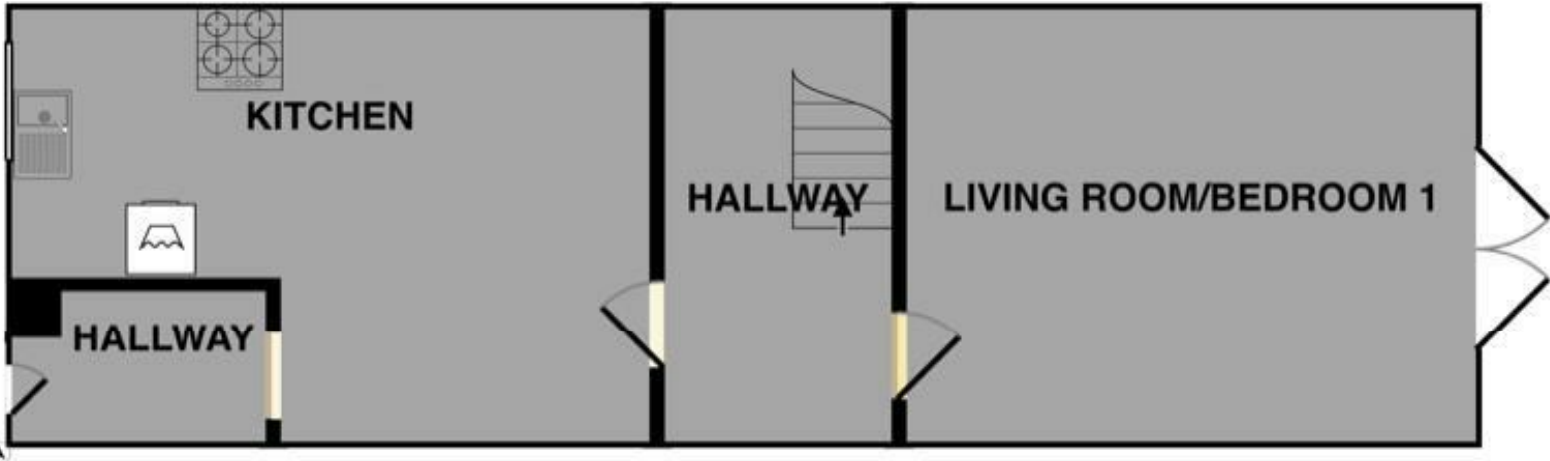
Courtyard front leading to front door

Rear



Enclosed rear garden, paved for easy maintenance..





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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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