



**125 Braybourne Close
, UB8 1UL**

Asking Price £465,000

Town house currently set up as a 5 bedroom HMO rental property or can be used as a 4 bedroom family house with kitchen dining room and living room over looking the rear garden, bathroom to the first floor and downstairs w.c, double glazed windows and gas central heating, outside a small front garden and an enclosed rear garden backing onto Fray's River.

Situated in a convenient location close to Uxbridge town centre, underground station, main line station, shops and buses, the A40 is also a short drive away.

Council tax band 'D'
EPC 'D'

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Entrance hall

Double glazed door to entrance hall

Kitchen/dining room



Front aspect window, range of wall and base level units with rolled top work surfaces, inset one and a half bowl sink unit with mixer taps, part tiled walls, inset 4 ring electric hob with oven under, space for washing machine, space for fridge freezer, wall mounted gas boiler, space for dining room table.

Living room/ Bedroom 1



Rear aspect windows and door to garden, radiator

WC

Low level wc

Stairs to first floor

Access to 3 bedrooms and bathroom

Bedroom 2



Rear aspect window, radiator

Bedroom 3



Rear aspect window, radiator

Bedroom 4



Front aspect window, radiator

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Bathroom

Front aspect frosted window, white panel enclosed bath, pedestal wash hand basin, low level wc

Stairs to second floor

landing with access to Bedroom

Bedroom 5



Outside

Front

Small lawned area with path to front door

Rear



Paved garden with panel fencing, gate to rear, backing onto Fray's River

