



**18 Bosanquet Close
Uxbridge, UB8 3PE
Asking Price £459,950**

INVESTMENT PURCHASE
5 BEDROOMS - 2 RECEPTION ROOMS

Nupad offer this excellent FIVE-bedroom house with a current HMO licence comprising of FIVE BEDROOMS , a LOUNGE, and CONSERVATORY, BATHROOM AND SEPARATE TOILET downstairs, KITCHEN. Outside there is a enclosed rear garden and a GARAGE to the front.

The property is currently rented to students from Brunel University until July 2024.

Brunel University is within walking distance and is also nearby to direct bus routes to Uxbridge Town Centre, Heathrow, Stockley Park and the local underground station, which provides further access to Central London.

COUNCIL TAX BAND E.
EPC D.

18 Bosanquet Close, Uxbridge, UB8 3PE

Hall



Front door leading to entrance hall, Laminate floor, radiator

Wc



Low level wc, wall mounted wash hand basin, part panelled walls, extractor fan

Kitchen

11'1" x 8'6" (3.4 x 2.6)



Front aspect window, fitted kitchen, single drainer single one and a half bowl stainless steel sink unit with cupboards under, further range of wall and base units, rolled top work surfaces, part tiled walls, wall mounted gas boiler, space for gas cooker, with

cooker hood over, space for washing machine and dishwasher, space for fridge freezer, tiled floors, inset ceiling spot lights.

Living room

12'1" x 11'5" (3.7 x 3.5)



Double glazed patio doors leading through to conservatory, laminate floor, radiator.

Conservatory

7'6" x 5'10" (2.3 x 1.8)



Rear aspect door to garden, laminate floor

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Bedroom 1

10'9" max x 9'2" max (3.3 max x 2.8 max)



Window to side, radiator, wall mounted glass sink, laminate floor

Bedroom 2

12'5" max x 8'10" max (3.8 max x 2.7 max)



Rear aspect window, Laminate floor, radiator.

Stairs to first floor

Landing, 2 storage cupboards, access to loft

Bedroom 3

11'5" x 9'6" (3.5 x 2.9)



Front aspect window, radiator

Bedroom 4

12'5" max x 9'6" max (3.8 max x 2.9 max)



Rear aspect window, radiator, built in wardrobes with sliding doors

Bedroom 5

9'10" max x 9'6" max (3 max x 2.9 max)



Rear aspect window, radiator, Laminate floor

Bathroom



Front aspect window, panel enclosed bath with mixer taps and shower attachment, shower screen, low level w.c. pedestal wash hand basin, radiator

Outside

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Front

Small front garden with path to front door

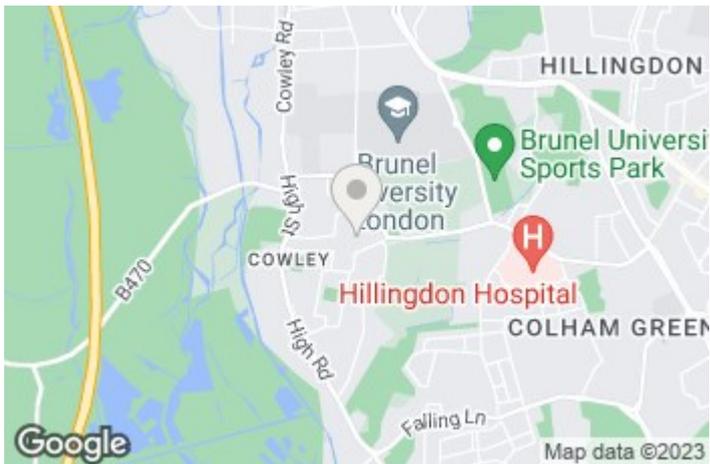
Garage

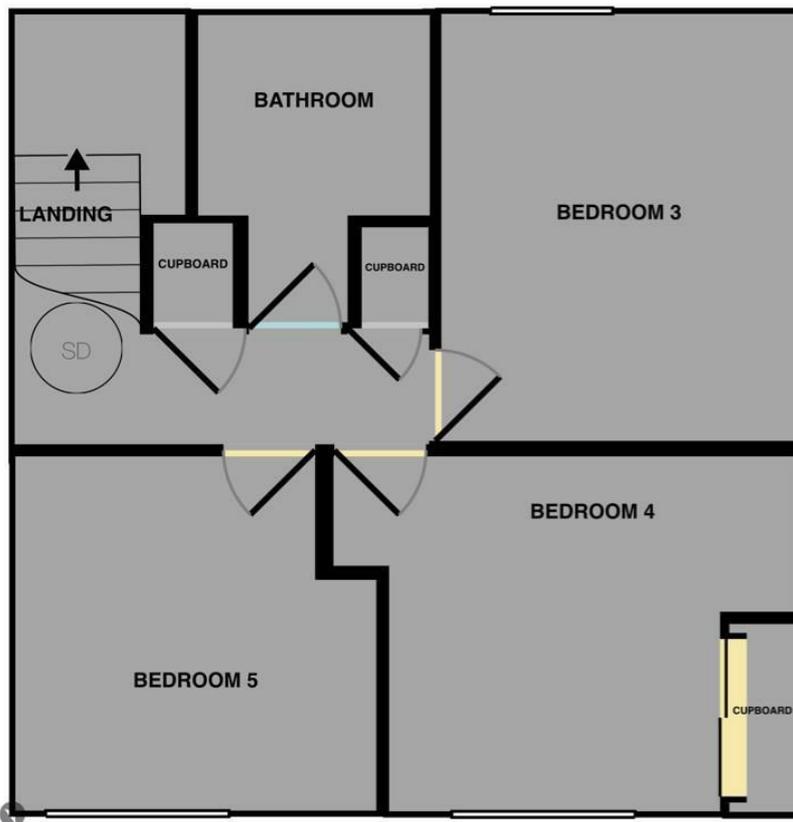
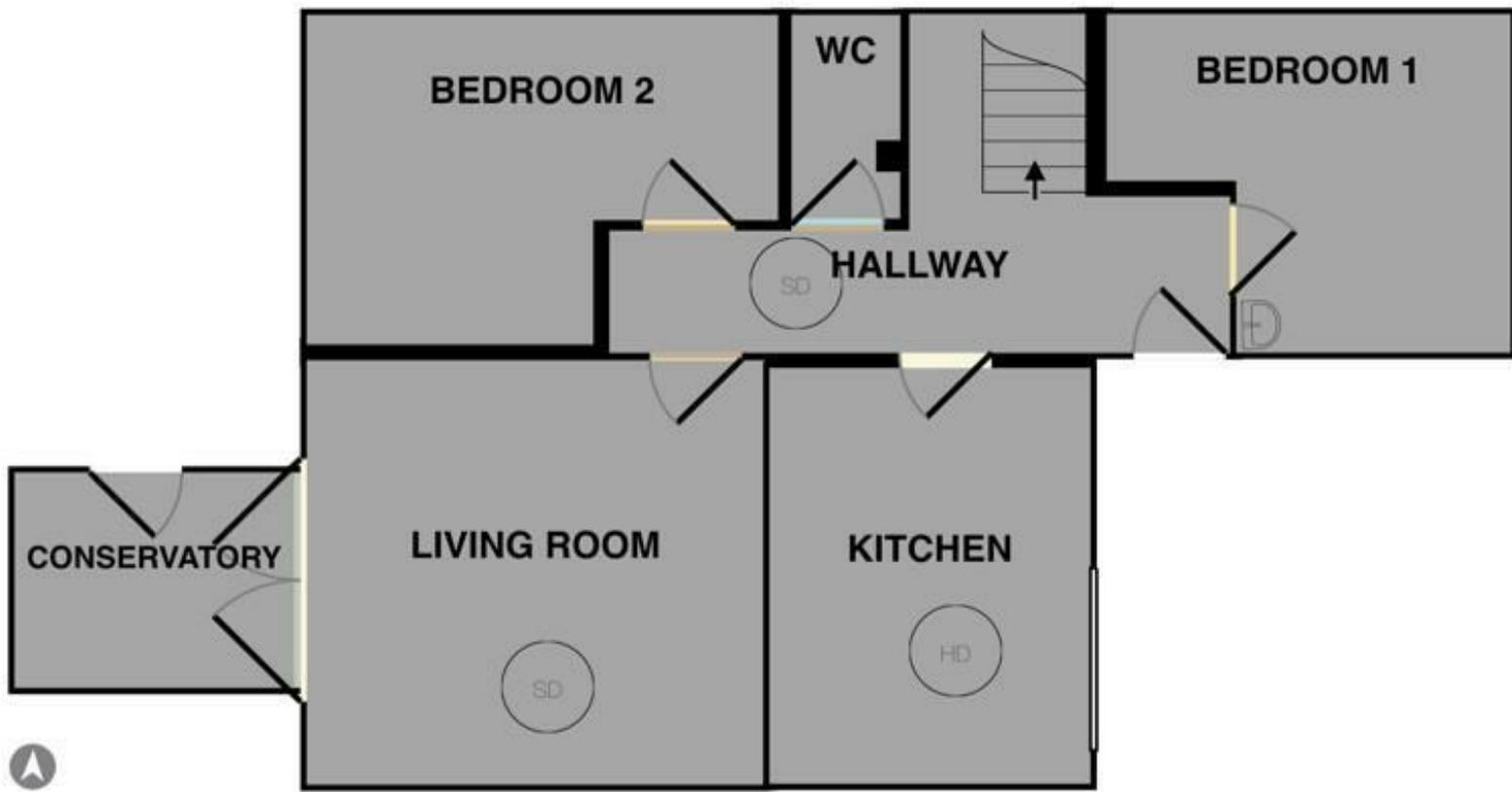
Garage to the front with bin store cupboard

Rear



Rear garden paved with raised beds, brick built BBQ, panel fencing





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	87 62
EU Directive 2002/91/EC 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 (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	85 55
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