

1A COTSWOLD CLOSE
UXBRIDGE
UB8 2NA





Shield Homes Limited specialises in the creation of exclusive residential homes of outstanding character and style in North London, Middlesex and Hertfordshire.

The company has a clear commitment to maintaining the highest standards at every stage of its operation, from the selection of suitable locations, through to the design, construction and completion of every home.

Engaging with imaginative and innovative architects and using quality materials with which to build, all interior décor and finishing is carefully coordinated for maximum effect.

The result are homes that blend traditional values with the best in up to date technology for stylish, comfortable modern living. Shield Homes philosophy is to create new and refurbished homes that enhance the prevailing environment, and accordingly great attention is given to the landscaping of grounds and gardens. Together with this Shield Homes follows all required building codes to provide comfortable energy efficient homes.





As long standing local developers Shield aim to build homes of unparalleled character and style.

Introducing Cotswold Close

A brand new three bedroom, two bathroom detached family home with off-street parking and private gardens situated in a sought-after private close in Uxbridge.



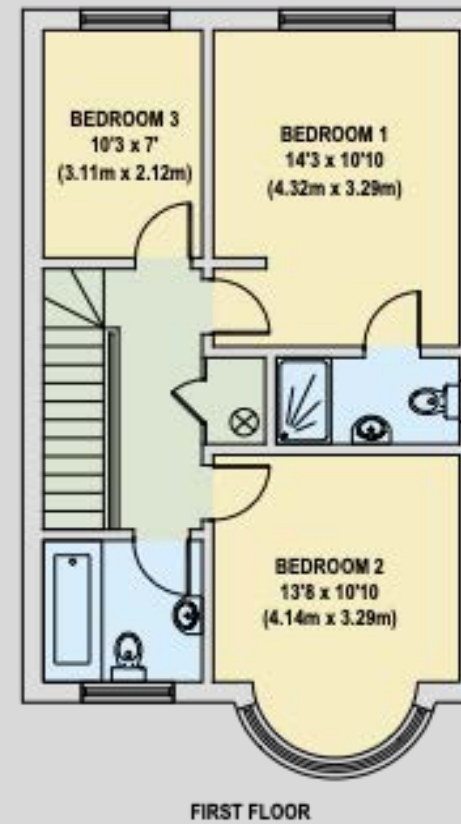
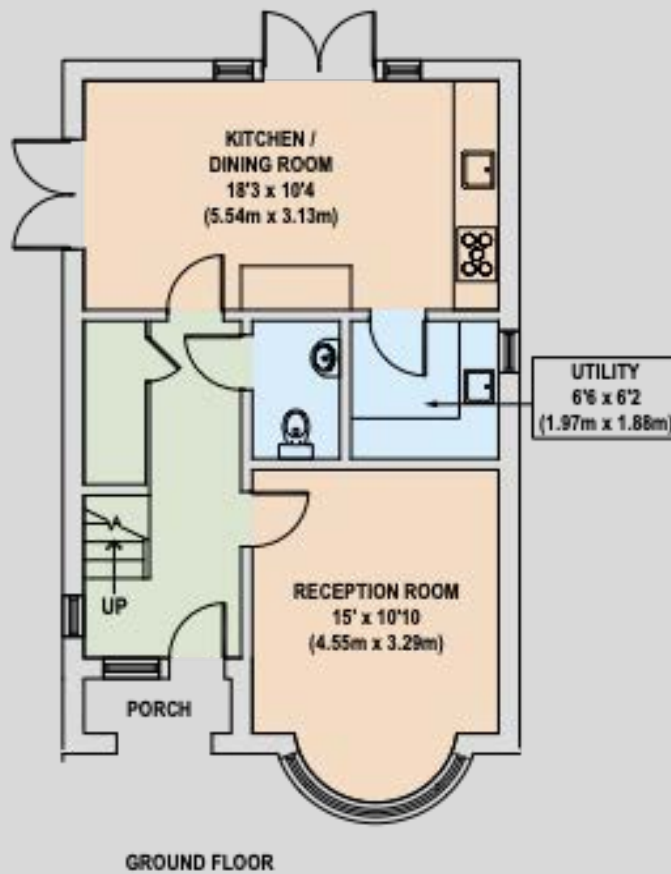
The ground floor accommodation briefly comprises spacious entrance hallway with storage cupboard and guest WC, living room, kitchen/diner with two sets of doors to the garden and a utility room.

On the first floor you'll find a beautiful master bedroom and en-suite shower room, second double bedroom, third bedroom, family bathroom and airing cupboard.



Cotswold Close is situated off Cowley Road, within easy reach of local shops, schools and Uxbridge Town Centre with its multiple shopping facilities, restaurants and bars and the Metropolitan/Piccadilly Line Station. Also close by is Brunel University and Uxbridge College and there are bus links to Hillingdon Hospital and West Drayton Train Station.

APPROX. GROSS INTERNAL FLOOR AREA 1075 sq. ft / 99.87 sq. m



Floorplan is for illustrative purposes only and is not to scale.
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.



Kitchen

- Luxury High Specification Gloss Cabinetry in White.
- 'Unistone' Worktops
- Stainless Steel Sink with 'Abode' Tap
- Integrated Bosch Dishwasher
- Bosch 5 Burner Gas hob
- Bosch Extractor
- Bosch Built In Single Fan Oven
- Bosch Built In Microwave
- Integrated Bosch 70/30 Fridge Freezer
- InSinkErator Waste Disposal

Utility Room

- Integrated Washing Machine
- Integrated Tumble Dryer
- Stainless Steel Sink with 'Abode' Tap

Lighting

- LED Downlights Throughout

Bathrooms

- Tiles Supplied by Porcelanosa
- Fully Tiled Walls and Floor
- Vanity Unit with Storage
- Heated chrome towel rails
- LED Lit Mirrors

Flooring

- Laminate – 'Toasted Oak'
- Carpet – Stairs, Landings and Bedrooms

Windows and Doors

- Front Door – Anthracite
- Windows – Double glazed White uPVC
- French Doors to Garden
- Internal Doors – 'Linear Oak' with Softwood Architrave, Skirting and Chrome Handles.

Security

- Ring Video Doorbell
- Alarm System
- External Floodlights with Motion Sensors

Landscaping

- Patio – Indian Sandstone Paving Slabs
- Lawn
- Landscaping

Construction

- Roof tile – Redland Concrete Tile
- Facing Brickwork – Wickford Antique
- Pebble Dash – Natural
- Fascias & Soffits – White uPVC
- Gutters – Black uPVC
- Driveway – Permeable Block Pavers
- Softwood Staircase with Hardwood handrail and glass panels
- Energy efficient Gas Fired Central Heating
- Internal Walls Painted in Single Colour Emulsion Throughout.
- Skirting, Architrave and Door Linings in Satin Wood Finish
- 10 year Global Home Warranty

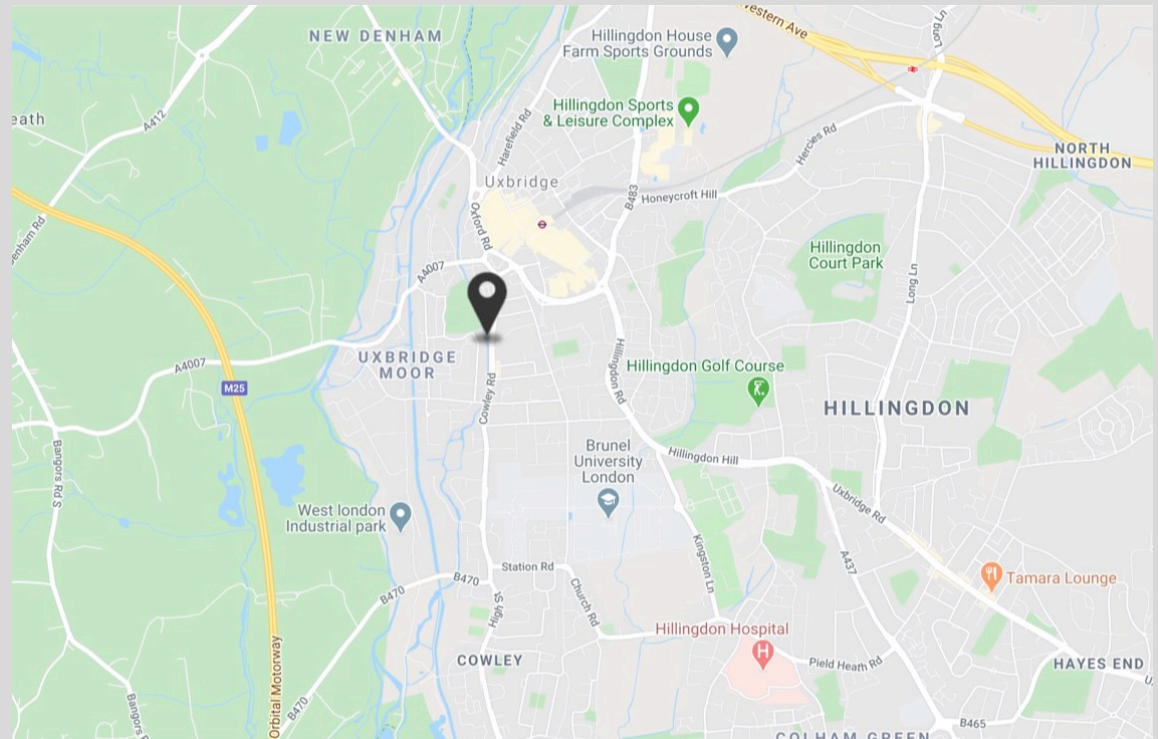
Transport & Shopping

| Car | |
|-------------------------------|-------------------|
| Uxbridge Underground Station | 5 mins, 0.6 miles |
| Uxbridge High Street | 5 mins, 0.9 miles |
| Intu Uxbridge Shopping Centre | 5 mins, 0.8 miles |
| Brunel University London | 5 mins, 0.9 miles |
| Hillingdon Hospital | 8 mins, 1.9 miles |

| Train - Uxbridge Station | Metropolitan Line |
|--------------------------|-------------------|
| Harrow-on-the-Hill | 17 mins |
| Baker Street | 42 mins |
| Kings Cross | 48 mins |
| Aldgate | 58 mins |

| Train - Uxbridge Station | Piccadilly Line |
|--------------------------|-----------------|
| Ealing Common | 30 mins |
| Hammersmith | 41 mins |
| Leicester Square | 59 mins |
| Southgate | 90 mins |

| Airports | |
|--------------|--------------------|
| Heathrow | 23 mins, 7.6 miles |
| London Luton | 37 mins, 31 miles |
| Gatwick | 54 mins, 47 miles |
| London City | 58 mins, 69 miles |
| Stanstead | 60 mins, 64 miles |



Times and locations are approximate only. Information taken from www.maps.google.co.uk & www.tfl.gov.uk. While every effort is made to ensure the accuracy of our particulars, they are intended as a guide only and their accuracy is in no way guaranteed. Photos are either CGI's or other developments by Shield. The floor plan is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation and approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. Appliances have not been tested. Prospective purchasers should satisfy themselves by inspection and relevant reporting of a property prior to purchase. This document does not form part of a legal contract.



Built by Shield

- Garratts Road, Bushey, WD23
- Mostyn Road, Bushey, WD23
- King Edward Road, Shenley, WD7



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