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2 Bryden Cottages, High Street, Cowley. UB8 2NY.

£405,000 Share of Freehold

Charming Two-Bedroom Cottage with Private Gated Parking Tucked away in a convenient location close to Uxbridge Town Centre, this well-presented two-bedroom cottage offers a perfect blend of comfort, privacy, and accessibility. Ideal for first-time buyers or investors, the property is within easy reach of Brunel University, excellent transport links—including a 24-hour bus service to Uxbridge and West Drayton Stations—and a wide range of local shops and amenities.

Step inside to discover a bright and welcoming 12'11 x 11'11 living/dining room with laminate flooring and direct access to a private rear garden. The bay-fronted kitchen is well-equipped with integrated appliances and space for a freestanding washing machine, creating a practical and stylish cooking space.

Upstairs, the property offers two good-sized bedrooms, including a master with built-in wardrobes and a second bedroom measuring 10'1 x 8'9 with views over the garden. A modern family bathroom completes the accommodation, featuring a modern walking enclosed shower.

Outside, the east-facing rear garden is designed





for low maintenance, laid mainly to patio with attractive flower bed borders—perfect for relaxing or entertaining. A rear gate leads to a secure, gated courtyard where you'll find your private parking space. Additional features include double glazing and electric storage heating. This charming home is perfectly positioned for convenience, whether you're commuting, investing, or simply looking to enjoy life in a vibrant, well-connected location. In the gated courtyard you have your own secure parking space.

This home provides comfortable, low-maintenance living. Ideally positioned within easy reach of Uxbridge town centre's amenities, schools, and excellent transport links (Elizabeth Line connections), this home represents an excellent opportunity for those seeking comfortable, convenient living in a sought after area.



#### Important Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



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## 2 Bryden Cottages

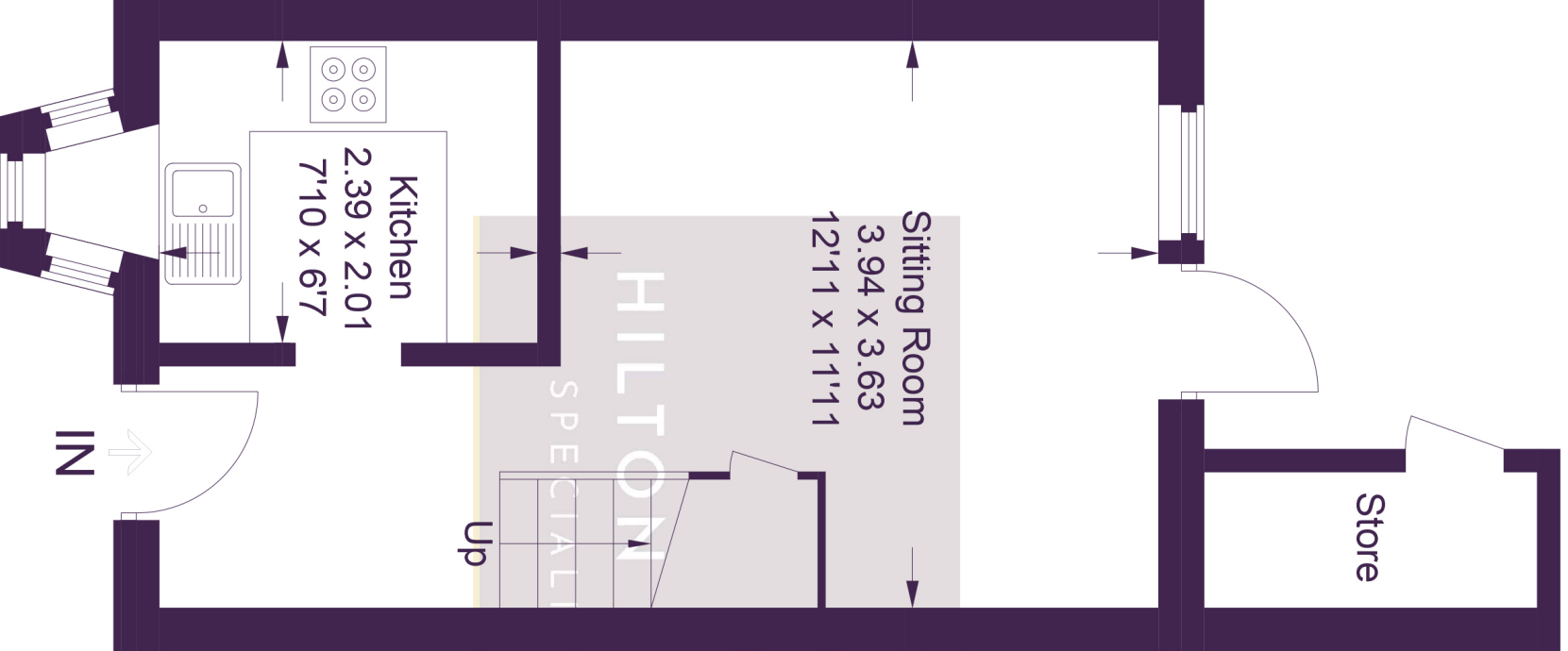
Approximate Gross Internal Area

Ground Floor = 25.0 sq m / 269 sq ft

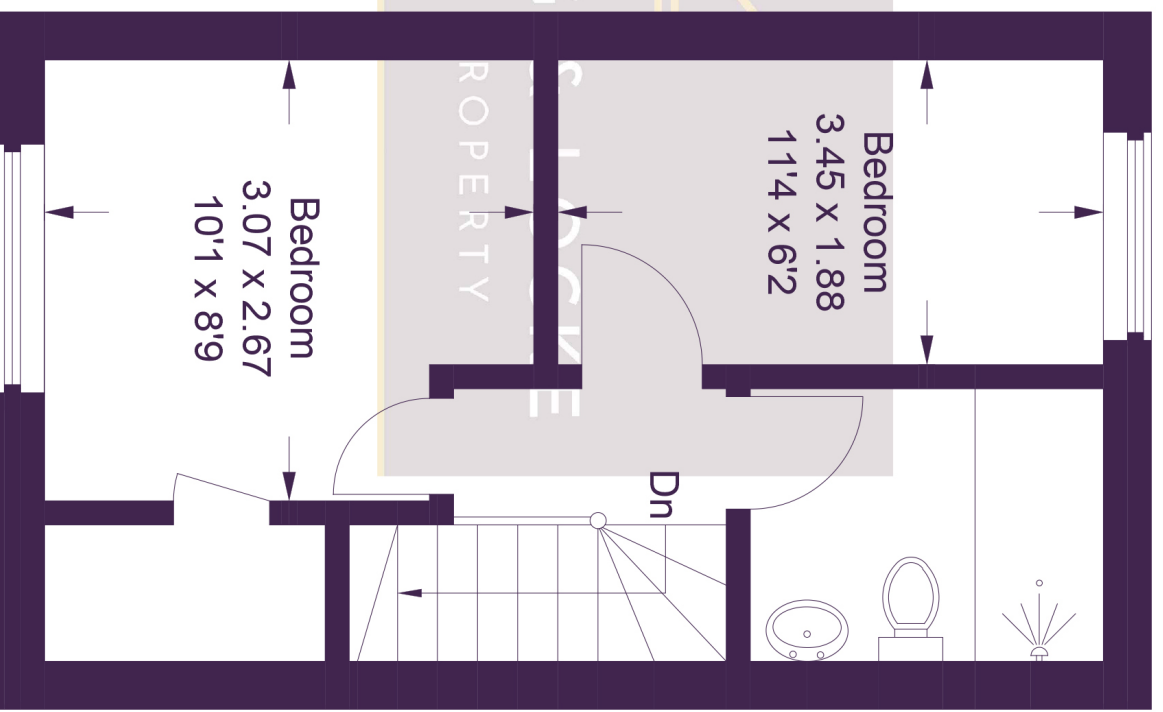
First Floor = 24.7 sq m / 266 sq ft

Store = 2.0 sq m / 21 sq ft

Total = 51.7 sq m / 556 sq ft



## Ground Floor



## First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.