



## St. Nicholas Close, Uxbridge, UB8 3SW

- Semi detached house
- No upper chain
- Kitchen breakfast room
- In need of modernisation
- Two double bedrooms
- Off street parking
- Large loft space
- Cul-de-sac location

**Offers In Excess Of £400,000**

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**Description**

Situated in a cul-de-sac location this well-proportioned two bedroom semi detached house offers plenty of potential with light filled living space.

**Accommodation**

The accommodation on offer briefly comprises, entrance hall with built in storage, the living room has a large front aspect double glazed window and a feature fireplace, the kitchen breakfast room is fitted with a range of storage units and drawers, there is space for appliances, work surfaces with an in set stainless steel sink and breakfast bar, a double glazed door opens onto the rear garden.

To the first floor the landing has built in storage and has access to the large loft space, there are two double bedrooms with built in storage, bathroom and separate WC.

**Outside**

There is an enclosed rear garden with a paved patio area and two brick built storage sheds. To the front there is off street parking and an area of garden.

**Situation**

Conveniently located within easy reach of local shops, local bus routes and a short walk to West Drayton Main Line Station that will soon benefit from Crossrail, which will bring west Drayton to within a 40 minutes train journey to Canary wharf and give excellent regular access to the centre of London. The property also has excellent access to the M25 and M4 motorways. Uxbridge town centre is also easily accessible with its multiple shopping facilities, restaurants, bars and Metropolitan and Piccadilly line services to London. Heathrow Airport, Stockley Business Park, Hillingdon Hospital and Brunel University are all nearby.

**Terms and notification of sale**

Tenure: Freehold

Local Authority: London Borough of Hillingdon

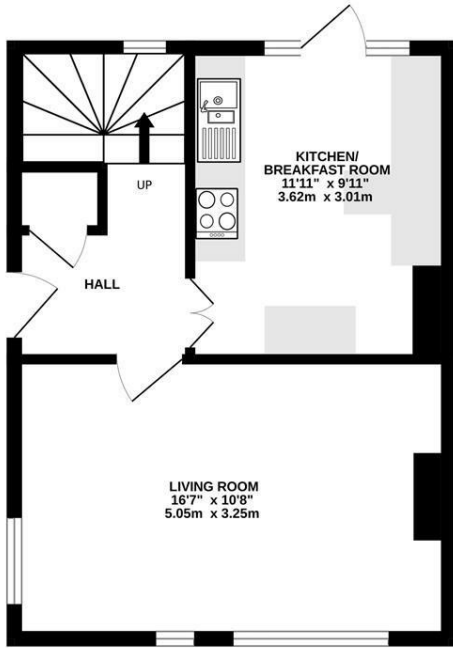
Council tax band: D

EPC rating: D

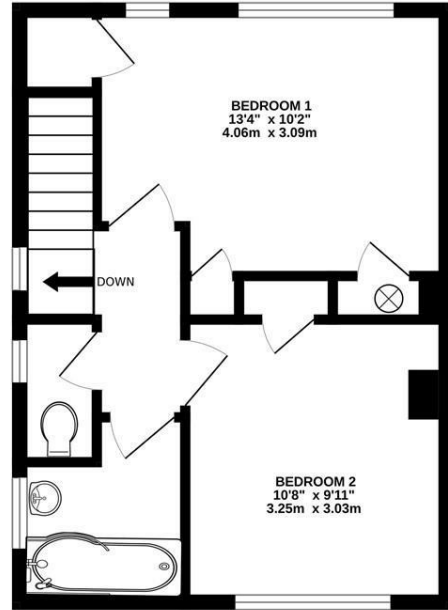
**IMPORTANT NOTICE**

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract

GROUND FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 730 sq.ft. (67.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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