St. Paul Close

Uxbridge • Middlesex • UB8 3SF

Guide Price: £460,000



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Situated in the popular residential location of St Paul Close, this three bedroom semi detached property presents an excellent opportunity for first time buyers, families and investors alike.The accommodation offers three bedrooms, a family bathroom and a spacious reception area, providing a practical layout with plenty of scope for modernisation and personalisation. Externally, the property benefits from a private front driveway providing off street parking, along with a rear garden offering further outdoor space to enjoy. A particular highlight is the potential to extend into the loft, subject to the necessary planning permissions and building regulations, creating an exciting opportunity to add further accommodation and enhance the property's value. Conveniently located close to local amenities, transport links and everyday facilities, this property offers both immediate potential and exciting possibilities for the future.

Semi detached family home

Three well proportioned bedrooms

Separate kitchen/dining room

Off street parking

Family bathroom & additional downstairs wc

Generous bright living room

No onwards chain

Scope to extend (STPP)

Nearby local amenities

Transport links to Uxbridge & West Drayton

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.









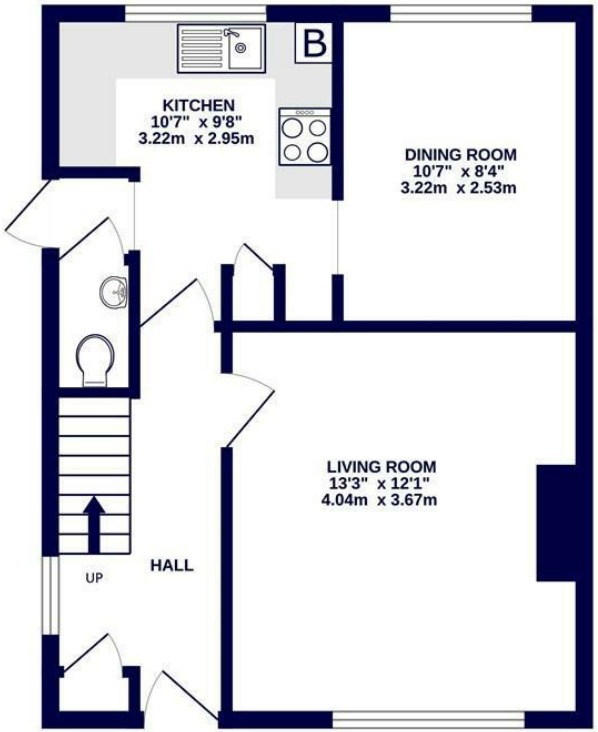


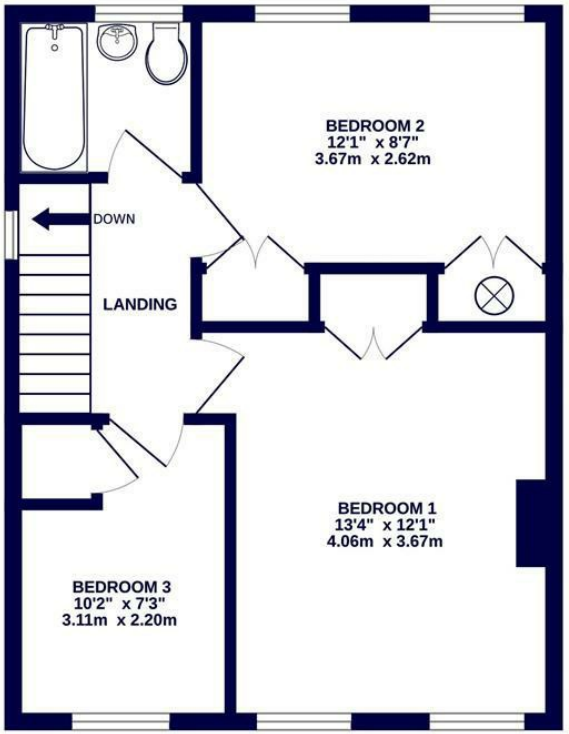




GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.

1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.





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TOTAL FLOOR AREA : 855 sq.ft. (79.5 sq.m.) approx.

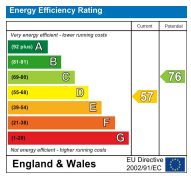
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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