



## St. Helen Close, Uxbridge, UB8 3RS

- Two double bedrooms
- No onward chain
- Front and rear gardens
- Ample storage space
- En-suite shower
- End terrace house
- In need of modernisation
- Kitchen/dining room
- Family bathroom
- Refurbishment opportunity

**Asking Price £380,000**

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**Accommodation**

Light-filled and generously proportioned, this home offers well proportioned accommodation the briefly comprises, entrance hall with stairs to the first floor, there is a spacious kitchen/breakfast room, a separate living room that opens into the conservatory, which overlooks and opens onto the rear garden.

To the first floor there are two spacious double bedrooms with the primary bedroom having an en-suite shower. There is also a family bathroom with an enclosed bath, wash basin and WC.

**Outside**

There are enclosed gardens to the front and rear of the property.

**Situation**

Ideally located in this well regarded peaceful residential location being within easy reach of Uxbridge town centre with its multiple shopping facilities, restaurants, bars and Metropolitan and Piccadilly line station. Brunel University, Hillingdon Hospital, Stockley Park and Heathrow airport are also easily accessible. West Drayton station is within easy reach with its Elizabeth line services to London, for the motorist the A40 / M40 and M4 are a short drive away giving access to London and the M25.

**Terms and notification of sale**

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council Tax Band: D

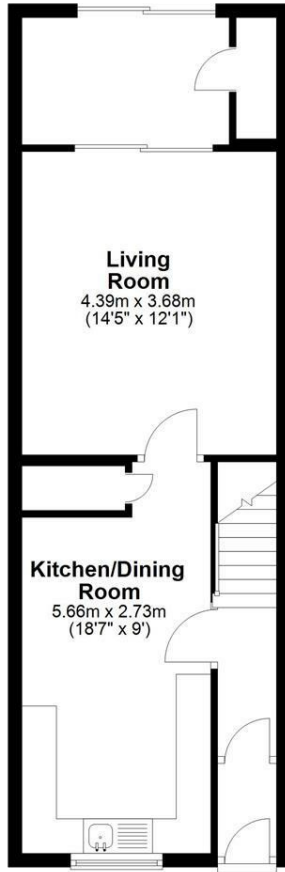
Current EPC Rating: D

**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

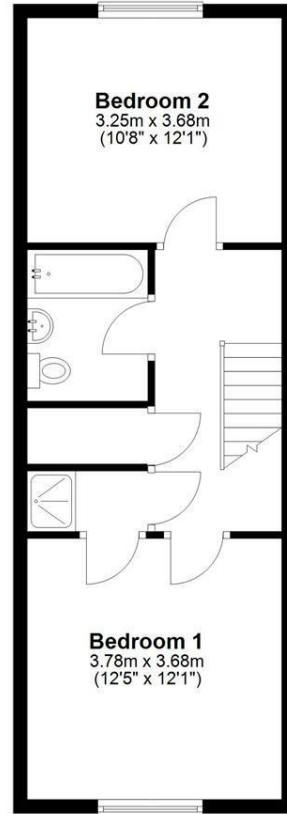
### Ground Floor

Approx. 44.5 sq. metres (479.2 sq. feet)



### First Floor

Approx. 41.6 sq. metres (448.1 sq. feet)



Total area: approx. 86.1 sq. metres (927.3 sq. feet)

# Cameron



Whilst every care has been taken to ensure the accuracy of these particulars, none of the statements contained herein are to be relied upon as representations of fact. These particulars do not constitute an offer or contract.