

# St. Paul Close

Uxbridge • Middlesex • UB8 3SF  
Guide Price: £630,000



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This beautifully presented four bedroom semi-detached home offers spacious and modern living throughout, making it an ideal choice for families.

The property comprises a large and inviting living area, perfect for relaxing or entertaining, alongside a stylish open plan kitchen/dining space finished to a contemporary standard. There are four well-proportioned bedrooms and modern bathrooms, all designed with comfort and practicality in mind.

Externally, the property benefits from a private garden with low maintenance artificial lawn, as well as a driveway providing off-street parking.

Conveniently located within a short drive of Uxbridge town centre, the home offers easy access to a range of local amenities, shops, and transport links.

Semi detached home

Modern interior throughout

Four spacious bedrooms

Open plan kitchen/dining area

Two contemporary bathrooms

Separate living room

Well maintained garden with artificial lawn

Driveway providing off street parking

Short drive into Uxbridge town centre

1279.2 sq.ft

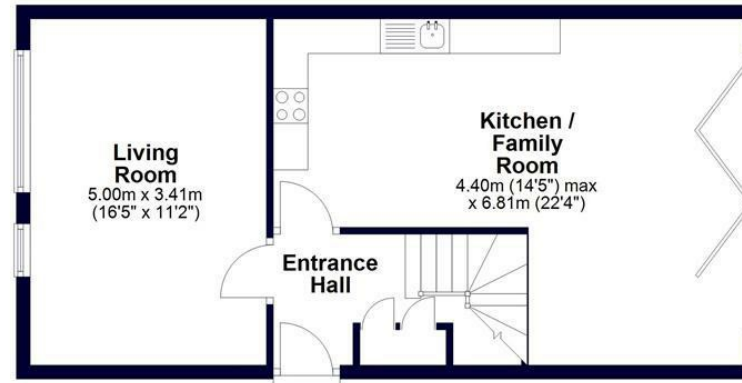
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### Ground Floor

Approx. 49.7 sq. metres (534.6 sq. feet)



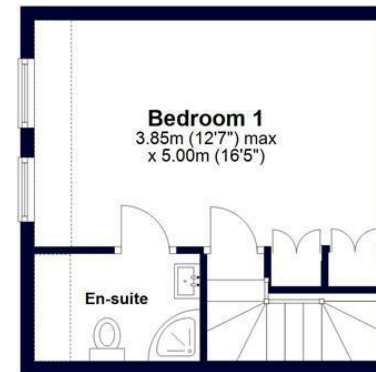
### First Floor

Approx. 44.5 sq. metres (479.4 sq. feet)



### Second Floor

Approx. 24.6 sq. metres (265.2 sq. feet)



Total area: approx. 118.8 sq. metres (1279.2 sq. feet)

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Whilst every effort has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - highest running costs	G		
Energy Efficiency Rating		76	79
England & Wales		03 October 2022	2022/01/03

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.