

# The Larches

Uxbridge • Middlesex • UB10 0DW

PCM: £2,100 PCM



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This luxury executive three bedroom family home is situated in the popular Oak Farm Estate within an easy reach of Uxbridge and Hillingdon train station.

Accommodation; three bedrooms, luxury family bathroom, ground floor w/c, fully fitted kitchen/diner with appliances, lounge with doors leading to private garden. Benefits from off street parking, central heating, double glazing. UNFURNISHED

Landscaped rear garden

Off street parking

10ft second bedroom

Modern 18ft Kitchen/diner

Modernised throughout

Oak Farm

Three bedroom house

13ft main bedroom

Semi detached

EPC rating C

**Available Date**

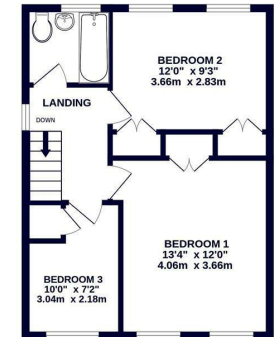
1st March 2025



GROUND FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



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TOTAL FLOOR AREA : 900 sq.ft. (83.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Metropix 12/2024



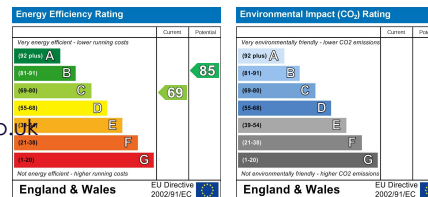
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