



- Five Bedrooms (2 doubles 3 singles)
- Immaculate Condition
- Separate Summer House With Own Access
- Close To Good Schools
- Double Glazing

- Off Street Parking
- Semi Detached
- Great Location
- Gas Central Heating
- EPC Rating E

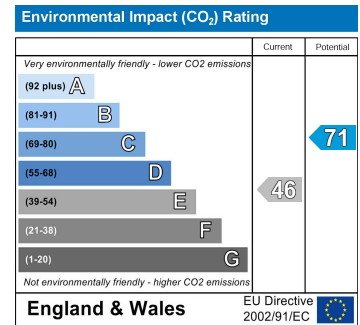
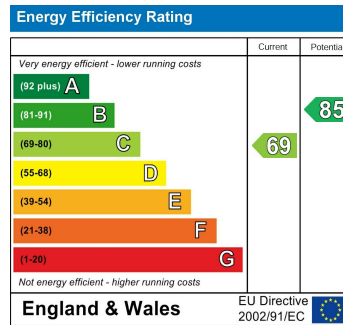
An extended 2 Double and 3 Single bedroom semi detached home situated on a quiet residential road in Uxbridge having recently renovated by the current owners this ideal property would be ideal for the growing family.

The property briefly comprises; welcoming entrance hallway via porch, front reception room, spacious extended kitchen/diner with newly fitted kitchen and a downstairs W.C. To the first floor there are three bedrooms and a newly fitted modern family bathroom. To the second floor there is the master bedroom, with built in wardrobes, access to fifth bedroom and ensuit shower room. To the rear is a south facing garden, which is laid to lawn with patio area. There is also access to a newly built outhouse, which could be used as a 'granny annex' as it has own entrance and plumbing for a kitchen and bathroom, alternatively it would make a great office / games rooms. To the front there is off street parking for two cars.

Situated on Dickens Road in Uxbridge being just a short walk away from Hillingdon Village and its local shops. For families there are a number of highly regarded schools including Hillingdon Primary School and Bishophalt Secondary School. For motorists the M40/A40/M25 and the Uxbridge Road are within a short drive. Uxbridge town centre with its shopping centres and Metropolitan and Piccadilly Lines are also a short drive away. The A10 bus which runs between Uxbridge town centre, Stockley Business Park and Heathrow Airport stops close to the property.

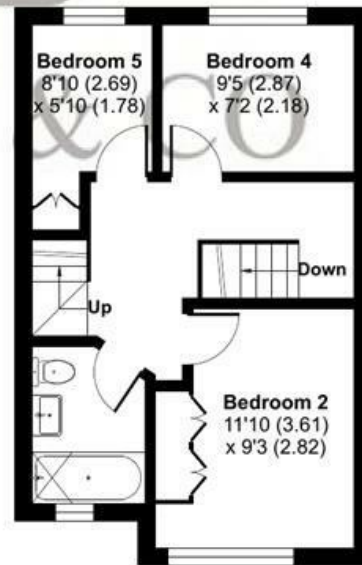
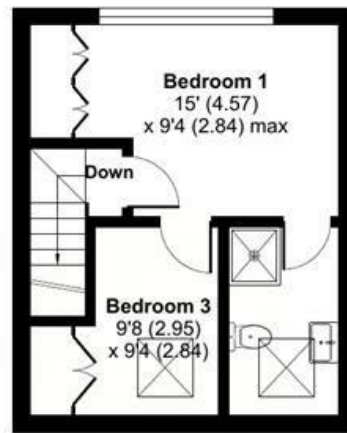
Guide Price - £599,950
 Tenure – Share of Freehold
 Local Authority - Hillingdon Council
 Council Tax Band - D

*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract.



Dickens Avenue, Uxbridge, UB8

Approximate Area = 1244 sq ft / 115.5 sq m
 Outbuilding = 249 sq ft / 23.1 sq m
 Total = 1493 sq ft / 138.6 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rithecom 2024. Produced for Lakin & Co. REF: 1096528

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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