



- Two Bedroom
- Freehold
- Private Rear Garden
- Great Location
- Gas Central Heating

- Ground Floor
- Off Street Parking
- No Upper Chain
- Double Glazing
- EPC Rating C

A well presented TWO bedroom ground floor FREEHOLD maisonette with own private rear garden and off street parking offered to the market with NO upper chain.

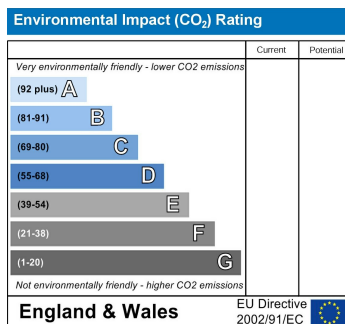
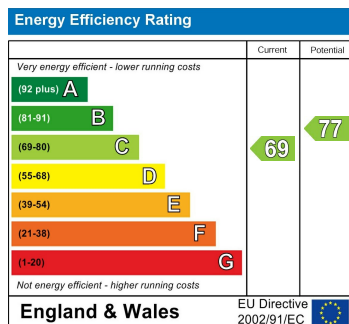
The property briefly comprises; entrance front door leading into a well presented fitted kitchen with wall & base units, large living room with French doors leading out to the patio and garden, two good sized bedrooms and a white suite modern family bathroom. To the front of the property you have off street parking to the rear you have a private garden. At the back of the garden there is the added bonus of an extra parking space with access via a service road.

The property is situated on a popular residential road off the Uxbridge Road in Hillingdon which is a short drive away from the local shops and a short bus ride into Uxbridge high streets which offers a wide variety of restaurants, supermarkets, coffee shops & retailers. Also ideal for the commuter with the Metropolitan and Piccadilly lines nearby. For families Hillingdon Primary & Bishophalt Secondary school is within walking distance.

Guide Price: £325,000
Tenure: Freenhold
Local Authority: Hillingdon
Council Tax Band: C

Disclaimer:
These particulars are a general guide only for prospective buyers. They do not form part of any contract. Services, systems and appliances have not been tested.

Buyers information:
In accordance with HMRC Anti Money Laundering Regulations a buyer(s) must attend our office to provide Photo Identification and Proof of Address (valid in last 3 months)



Denziloe Avenue, Uxbridge, UB10

Approximate Area = 555 sq ft / 51.5 sq m (excludes store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2024. Produced for Lakin & Co. REF: 1120696

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.



LAKIN & CO – YOUR LOCAL ESTATE AGENT

We are an independent Estate Agent, providing residential sales, lettings, property management, block management and financial services primarily throughout Uxbridge, Hillingdon, Ickenham and Ruislip areas.

Dealing with thousands of landlords, tenants, vendors and buyers throughout our core areas, we are renowned for providing a dedicated and attentive service to all of our clients. Our excellent reviews, ratings and membership to the Association of Residential Lettings (ARLA) and The Property Ombudsman (TPO) is testimony to our excellent service.

We take great pride in being known for our honesty and consistent hard work, so whether you are selling or letting your property or looking to find your ideal home please contact us now and let us assist you further.