



- FOUR Bedroom Town House
- Set Over Three Floors
- Gas Central Heating
- Garage
- Close To Uxbridge Town Centre

- THREE Bathrooms
- Neutral Decor
- Off Street Parking
- Private Rear Garden
- EPC Rating C

An exceptional FOUR bedroom THREE bathroom recently redecorated townhouse located in a modern development close to Uxbridge Town Centre. Spanning at 1,290 sq ft over three floors, the property offers contemporary living close to amenities and transport links.

The ground floor comprises an inviting entrance hall, large shower room, and bedroom/reception room, backing onto the rear garden with a patio area and garage access. The first floor consists of a beautiful lounge with Juliette balcony overlooking the garden and a large kitchen/diner. The second floor opens up two large bedrooms, the master of which has an en-suite, a generously sized family bathroom and the fourth bedroom. The property also boasts a driveway, integral garage, gas central heating and double glazing.

Further benefits include; burglar alarm, CCTV and a low-maintenance private rear garden with patio and artificial grass.

Located conveniently for the thriving Uxbridge Town Centre (Metropolitan & Piccadilly lines), A40/M40/M25 motorway junctions on the outskirts of London. Hanbury Park consists of a recently built collection of homes with excellent facilities and transport connections and close proximity to the leafy counties of Berkshire and Buckinghamshire, Hillingdon is firmly established as one of Greater London's most desirable boroughs in which to live. Next door to the development is 'Hillingdon Sports and Leisure Centre' which includes a 50-meter swimming pool, four badminton courts and a fitness suite.

Available from July unfurnished.

Price - Rent: £2,450 PCM

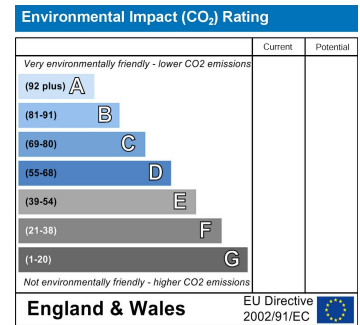
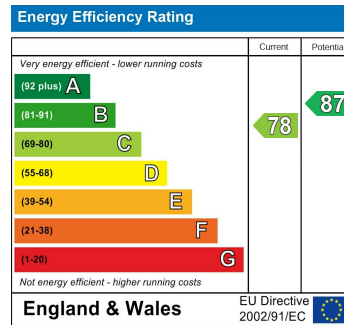
Deposit: £2,826.92 (5 weeks rent)

Length of tenancy: Minimum 12 months

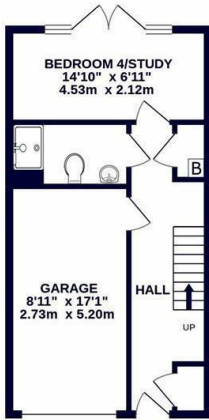
Local authority: Hillingdon

Council tax band: F

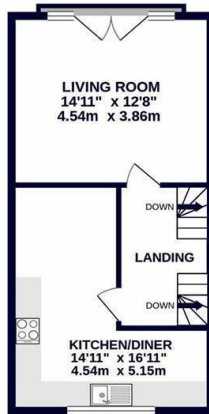
Please note all dimensions and descriptions are to be used as a guide only by any prospective tenant and do not constitute representations of fact or form part of any offer or contract



GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



2ND FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 1297 sq.ft. (120.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 ©2021



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.