



- Two Bedrooms
- Off Street Parking
- Spacious Rooms
- Double Glazing
- Ideal For First Time Buyers

- Ground Floor Maisonette
- Large Rear Garden
- Great Location
- Gas Central Heating
- EPC Rating D

A well presented TWO bedroom ground floor maisonette with own private, larger than average rear garden and off street parking.

The property briefly comprises; welcoming entrance hallway with doors leading to; spacious kitchen with space for a dining table, living room with French Doors giving access to and overlooking the garden, two double bedrooms and a white suit family bathroom with underfloor heating. To the rear of the property there is a larger than average garden at approx 63ft mainly laid to lawn with patio area. To the front you have off street parking provided. Benefits include, long lease, spacious rooms, off street parking, double glazing and gas central heating.

The property is situated on a popular residential road off the Uxbridge Road in Hillingdon a short drive away from the local shops and a short bus ride into Uxbridge Town Centre 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.

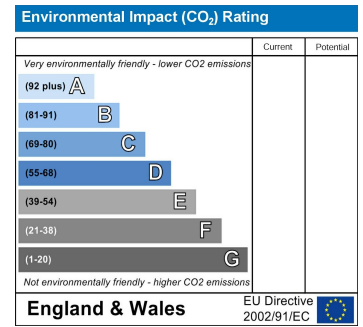
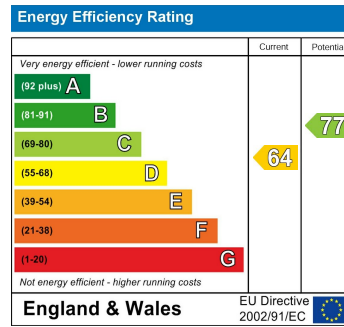
Leasehold - 99 years lease (approx.)
Service Charge & Ground Rent - None
Hillingdon Council
Council Tax Band C

Internet Speed: Download - (up to) Ultra Fast 1000 Mbps
Upload - (up to) 924 Mbps

Mobile Coverage (Indoor):
Voice
EE - Limited
Three - Likely
O2 - Limited
Vodafone - Limited

Data
EE - Limited
Three - Likely
O2 - Limited
Vodafone - Limited

*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. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org.uk>



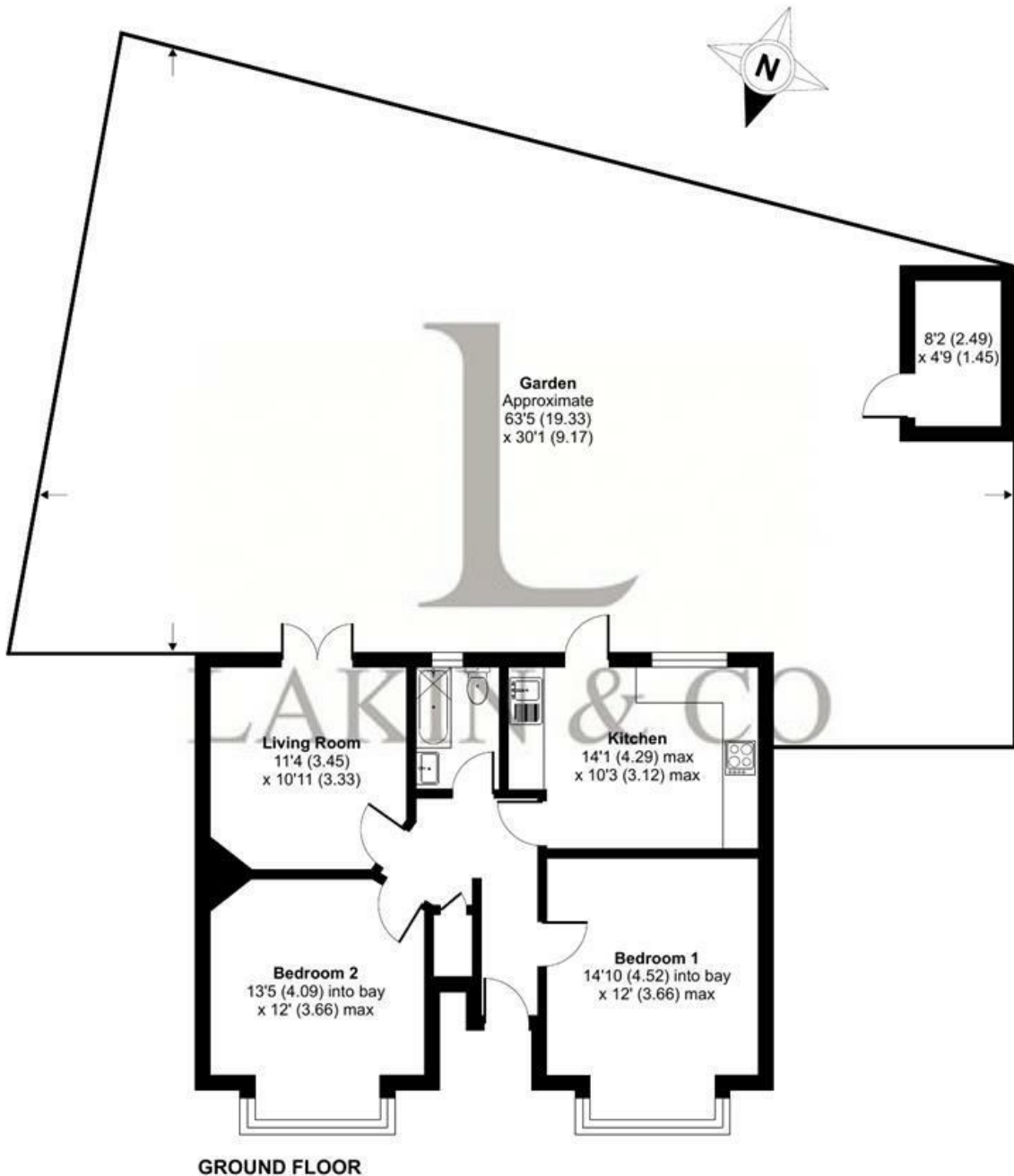
Denziloe Avenue, Uxbridge, UB10

Approximate Area = 706 sq ft / 65.5 sq m

Outbuilding = 39 sq ft / 3.6 sq m

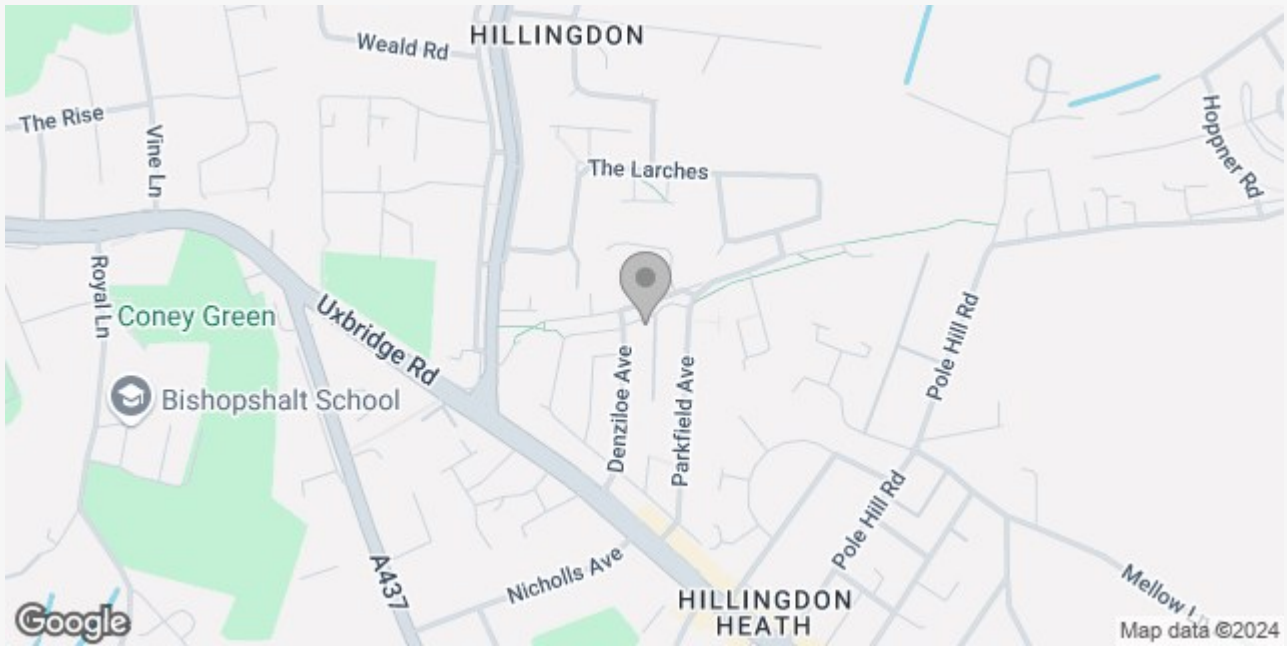
Total = 745 sq ft / 69.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2024. Produced for Lakin & Co. REF: 1191948

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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