



- THREE Bedrooms
- Modern Development
- Popular Local Schools
- Well Maintained Gardens
- Off Street Parking
- St Andrews Park Development
- Walking Distance of Uxbridge Town Centre
- Gas Central Heating
- Garage
- EPC Rating C



A modern THREE bedroom end terrace house set in the well sought after St Andrew's Park development, being sold with no onward chain. Superbly located for access to Uxbridge Town Centre and local primary and secondary schools.

This family property welcomes you into a bright spacious hallway, a modern fitted kitchen, a downstairs W/C and spacious lounge/dining area with doors leading onto a well maintained private rear garden with patio. Upstairs provides; a landing, three well proportioned bedrooms and a modern family bathroom. Further benefits include; no upper chain, allocated parking, separate garage, double glazing and gas central heating.

At the heart of Uxbridge, this location is only a short drive to the A40/M40/M25 motorway links for access into London and surrounding counties and a short distance to Uxbridge Tube Station (Metropolitan and Piccadilly Lines). Also within close proximity of Brunel University, Hillingdon Hospital & Stockley Business Park and green spaces including the award-winning Dowding Park.

Guide Price: £585,000

Tenure: Freehold

Estate Service Charge: £254 approx (paid half yearly)

Estate Service Charge Review: Annually

Local Authority: Hillingdon Council

Council Tax Band: E

EPC Rating: C

Viewings are strictly by appointment only.

Broadband type: Highest available download speed:

Highest available upload speed:

Ultrafast 1800 Mbps d/l 220 Mbps u/l

Mobile Coverage (Indoor):

Provider | Voice | Data

EE | Likely Likely

Three | Limited Limited

O2 | Likely Limited

Vodafone | Likely Likely

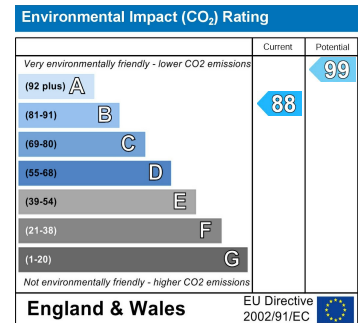
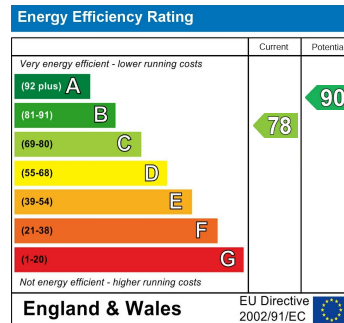
\*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not

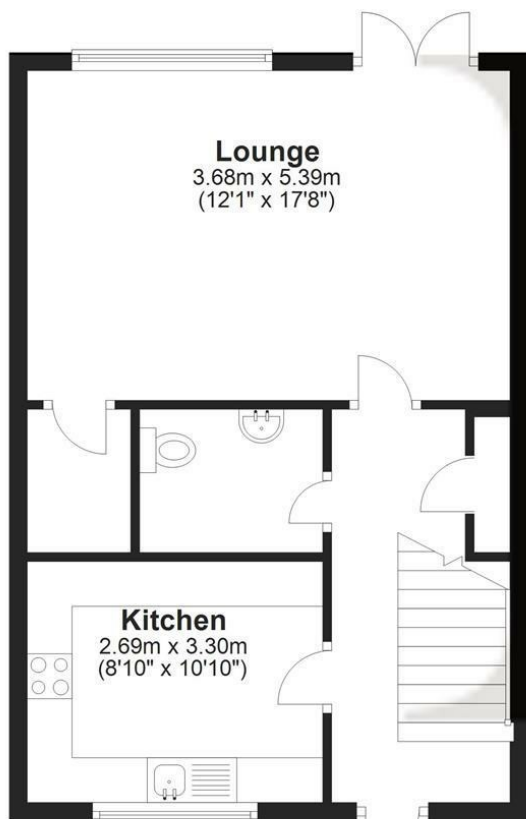
constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org.uk>





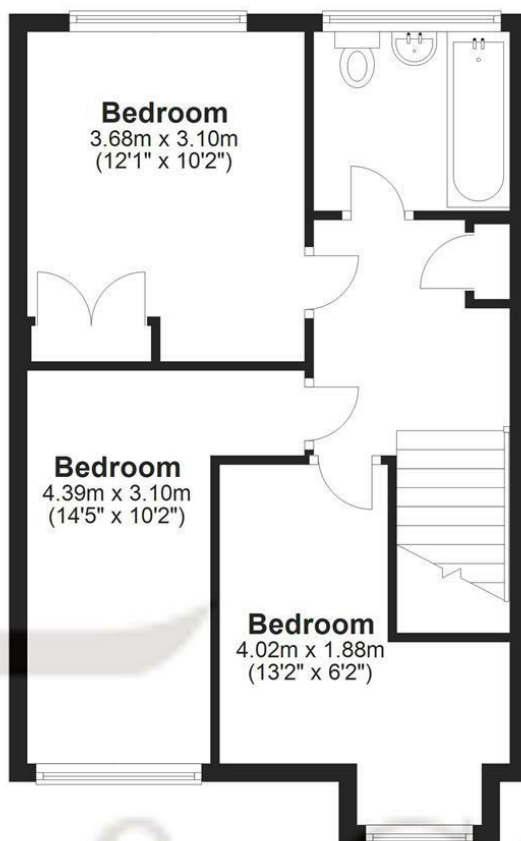






**Ground Floor**

Approx. 44.0 sq. metres (474.1 sq. feet)



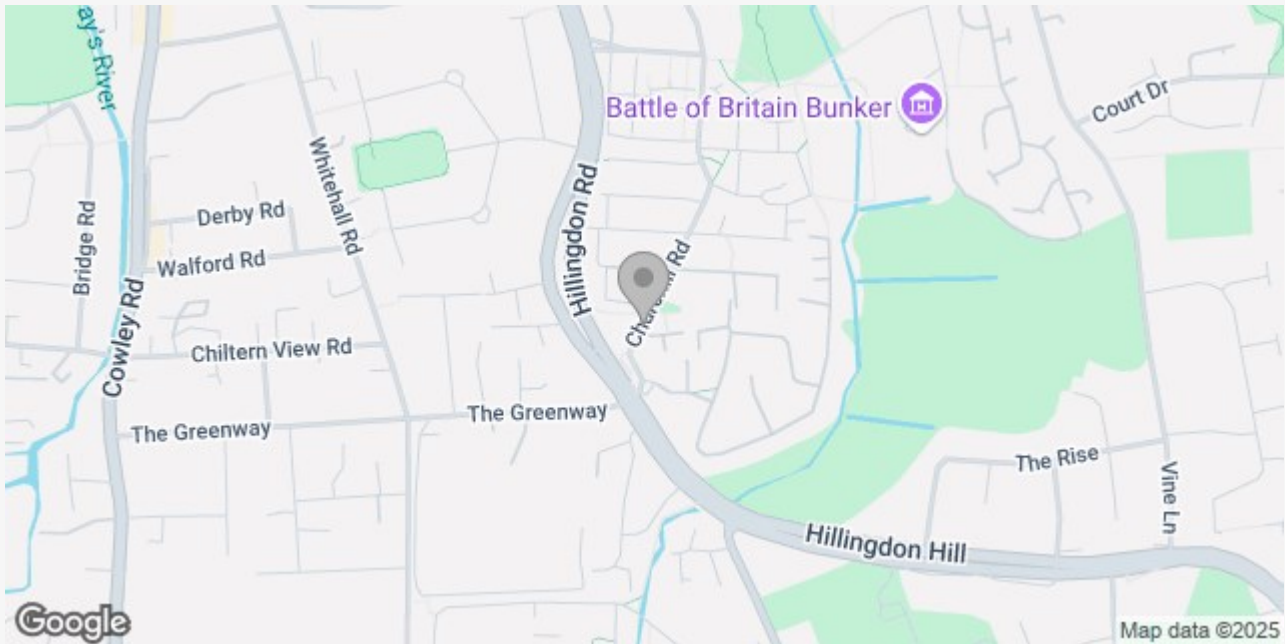
**First Floor**

Approx. 45.0 sq. metres (484.4 sq. feet)

**Total area: approx. 89.0 sq. metres (958.4 sq. feet)**

This floorplan is not to scale. It is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed.  
Plan produced using PlanUp.

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

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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.