



- FOUR Bedroom House
- Set Over THREE Floors
- Reception Room
- Gas Central Heating
- Off Street Parking
- BRAND NEW
- THREE Bathrooms
- Open Plan Kitchen Diner
- Private Rear Garden
- EPC Rating B

A BRAND NEW FOUR bedroom semi-detached home available to rent in Hazeldene Gardens, located on the popular Oak Farm in Hillingdon.

Spanning 1,600 sq ft over three floors this family property briefly comprises; entrance hallway, reception room, downstairs W/C with bidet hose, large open plan kitchen diner with doors leading to patio and garden. The first floor provides a spacious landing, a double bedroom with an ensuite shower room and fitted wardrobes, a second double bedroom with fitted wardrobes and a single bedroom. On the second floor there is a further spacious double bedroom and an ensuite shower room.

Further benefits include; quiet cul-de-sac, tiled and wood flooring, underfloor gas central heating, double glazing and off street parking for two cars.

The location gives easy access to a number of local amenities including local shops, Hillingdon's Metropolitan/Piccadilly line train station and a number of highly regarded local schools including St Bernadette's, Oak Farm and Bishopshalt senior school. The 278 bus provides access to West Ruislip station (central line), Hayes and Harlington station (national rail) and Heathrow Airport, which can be picked up at Oak Farm library. It also has access to the A40/ M40 with its links to Central London and the Home Counties as well as a short drive away from Uxbridge Town centre with its multitude of bars, shops and restaurants.

Available immediately unfurnished/part furnished.

Price - Rent: £3,250 PCM

Deposit: £3,750.00 (5 weeks rent)

Holding deposit: 1 week's rent £750.00 (which will be used towards the remaining move-in money)

Length of tenancy: Minimum 12 months

Local authority: Hillingdon

Council tax band: New build - Rating not yet available

Internet Speed: Up to Super-fast Download - (up to) 1800 Mbps Upload - (up to) 924 Mbps

Mobile Coverage (Indoor):

Provider Voice Data

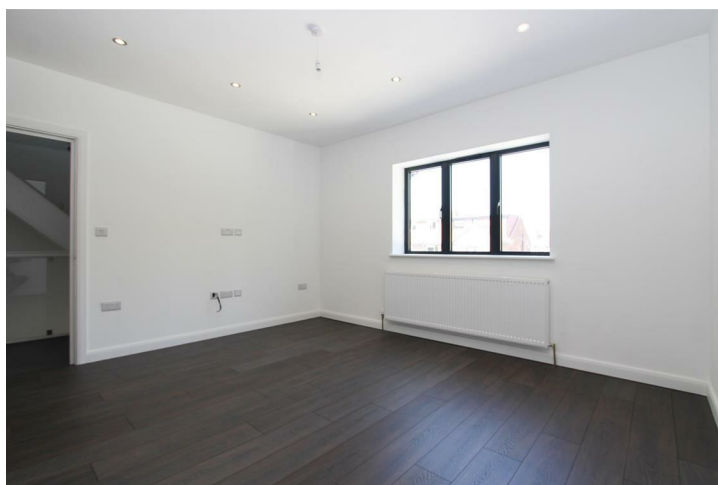
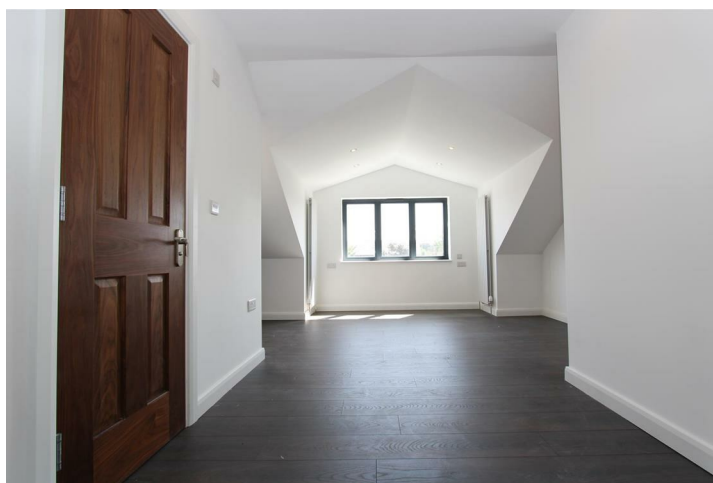
EE- Limited Limited

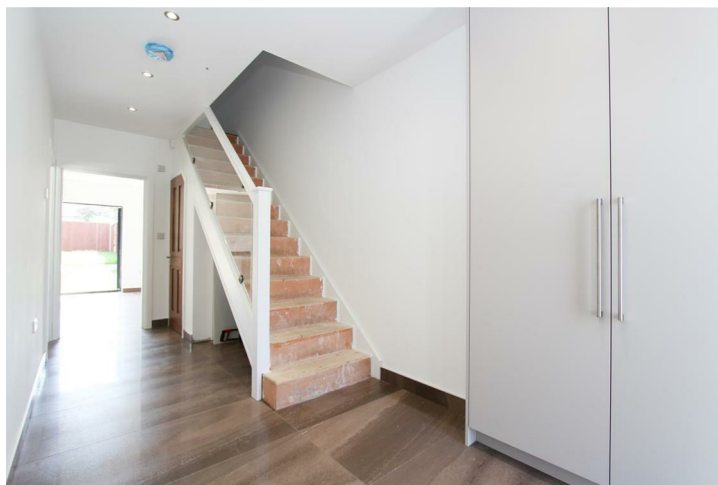
Three- Limited Limited

O2- Likely Likely

Vodafone- Likely Likely



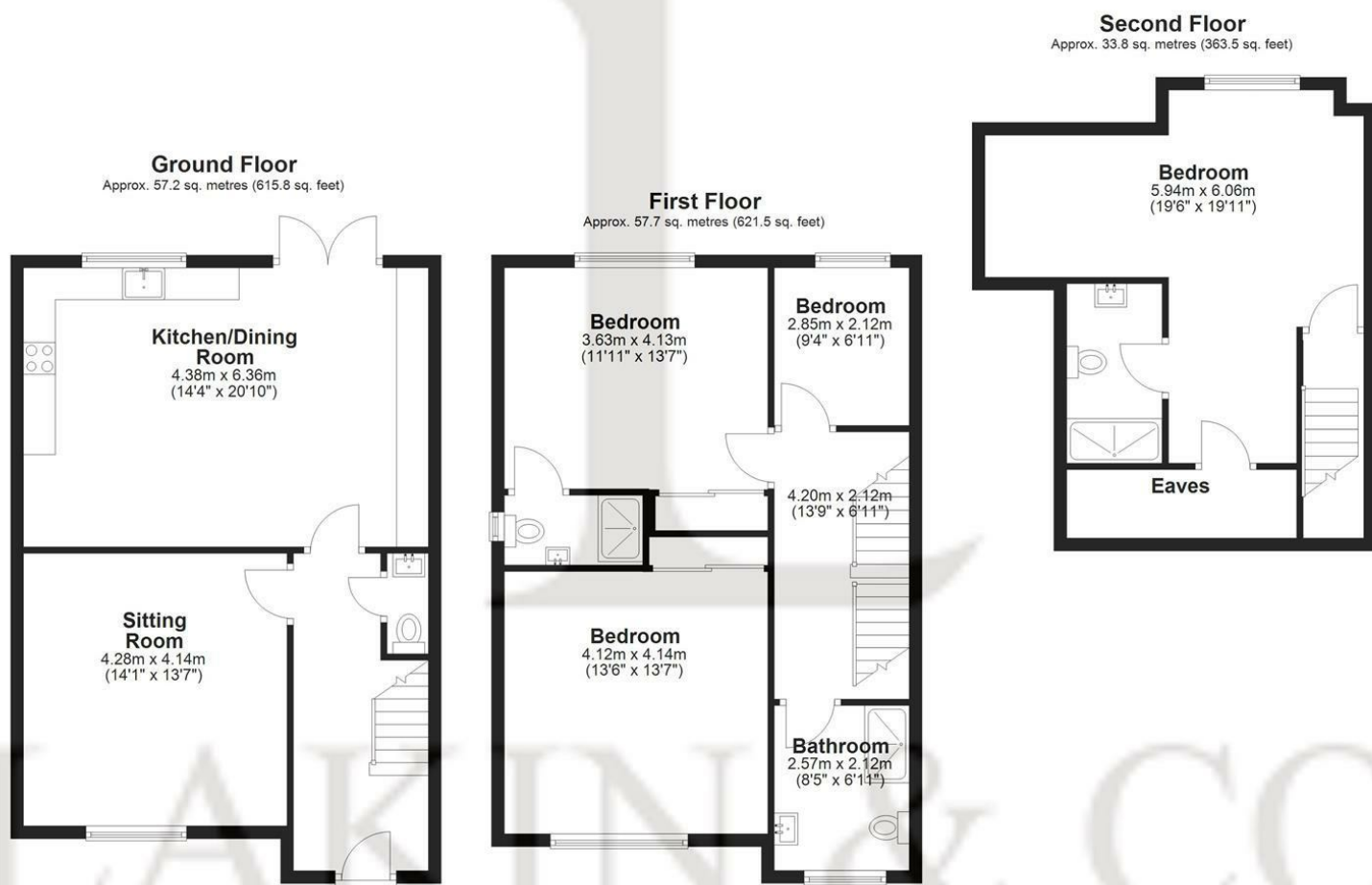






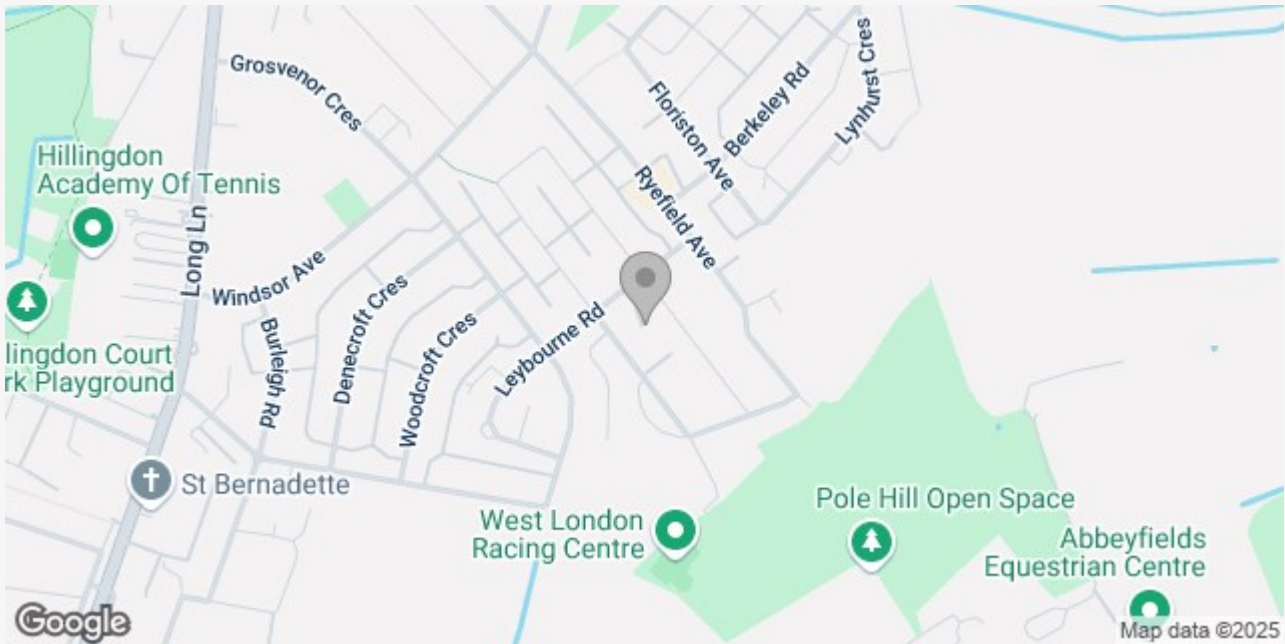
| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 81 | 89 |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |



Total area: approx. 148.7 sq. metres (1600.8 sq. feet)

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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