



- A TWO/THREE Bedroom House
- Extended
- Modern Fitted Kitchen
- Close To Uxbridge Town Centre
- Available Immediately
- TWO Bathrooms
- Reception Room
- Gas Central Heating & Double Glazing
- Off Street Parking
- EPC Rating C

A spacious TWO/THREE bedroom mid-terrace house within walking distance of Uxbridge Town Centre and popular local schools.

This extended family property comprises; entrance hallway, lounge with feature fire place, downstairs shower room with W/C, dining room with patio doors leading to the garden, a separate modern fitted kitchen with a door leading out to decking and private rear garden. The first floor provides; a landing, a spacious main bedroom, a second double bedroom with a newly laid carpet and a bathroom with an overhead shower.

Further benefits include; neutral decor, gas central heating, UPVC double glazing, private rear garden with a patio and ample off off-street parking space to the front.

Convenient road access and bus routes to Stockley Business Park and Heathrow Airport. Also within close proximity of Brunel University and Hillingdon Hospital.

Available immediately, part furnished/unfurnished.

Price £2,100 PCM

Deposit: £2,423.07 (5 weeks rent)

Holding deposit: 1 week's rent of £484.62 which will be used towards the remaining move-in money)

Length of tenancy: Minimum 12 months

Local authority: Hillingdon

Council tax band: D

Internet Speed: Ultrafast- Download (up to) 1800 Mbps - Upload - (up to) 924 Mbps

Mobile Coverage (Indoor):

Voice

EE - Limited

Three - Limited

O2 - Likely

Vodafone - Limited

Data

EE - Limited

Three - Limited

O2 - Likely


Vodafone - Limited

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





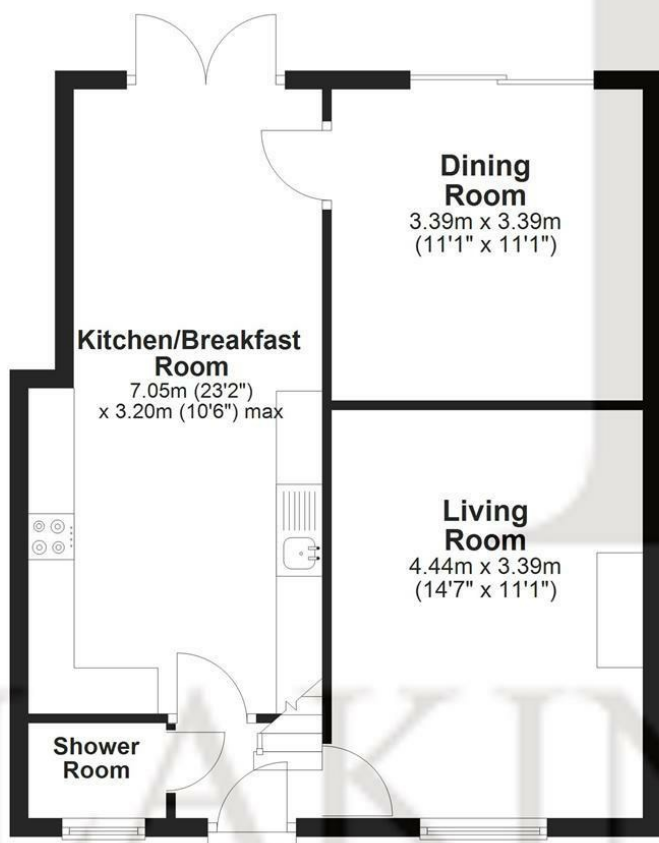


| Energy Efficiency Rating | | |
|---|-----------|--|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 86 |
| (81-91) B | | |
| (69-80) C | 69 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| 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 |

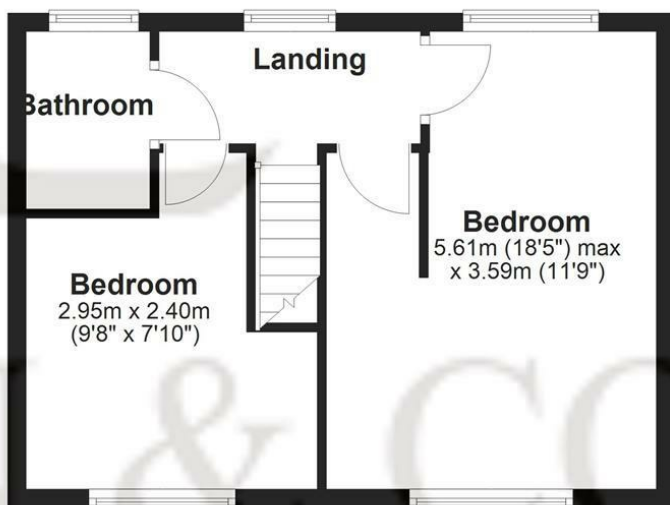
Ground Floor

Approx. 51.9 sq. metres (558.4 sq. feet)



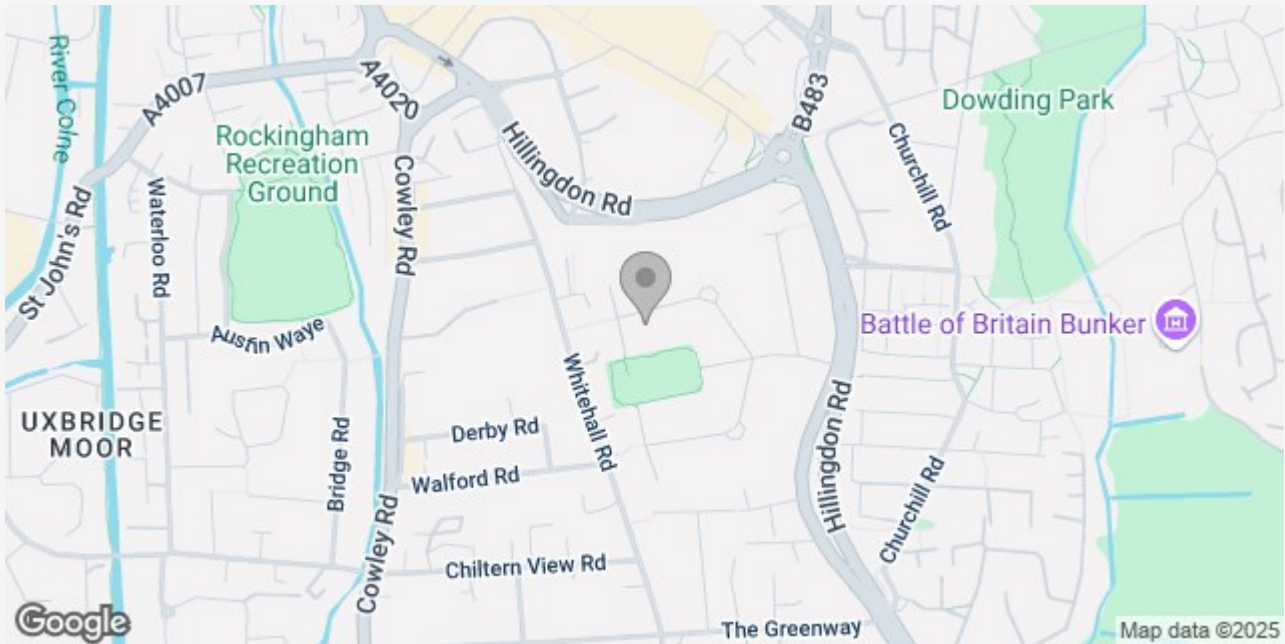
First Floor

Approx. 35.3 sq. metres (379.8 sq. feet)



Total area: approx. 87.2 sq. metres (938.2 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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