



- THREE Bedrooms
- Kitchen/Breakfast Room
- Private Rear Garden
- Uxbridge Town Centre
- Available Immediately
- Spacious Lounge
- Conservatory
- Gas Central Heating
- Unfurnished
- EPC Rating E

Located in the heart of Uxbridge Town Centre, this THREE-bedroom semi-detached family home is available immediately. The property briefly comprises; an entrance hall, lounge with door to a separate brand new kitchen/breakfast room, downstairs w/c, and spacious conservatory with doors to the private rear garden. On the first floor, there are three good-sized bedrooms and a family bathroom.

Further benefits include: freshly decorated in neutral colours and newly laid carpets.

Uxbridge Town Centre has a range of retail shops, restaurants and two shopping centres. Popular local schools are also close by. Metropolitan and Picadilly lines at Uxbridge station give good access to Central London in addition to bus links to Heathrow Airport and A40/M40/M25 motorway junctions within a short drive.

Available immediately, unfurnished.

Rent: £1,950 PCM

Deposit: £2,250 (5 weeks' rent)

Holding deposit: 1 week's rent £450 (which will be used towards the remaining move-in money due)

Length of tenancy: Minimum 12 months

Local authority: Hillingdon Council

Council tax band: D

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

Upload - (up to) 100 Mbps

Mobile Coverage (Indoor):

Voice

EE - Likely

Three - Likely

O2 - Likely

Vodafone - Likely

Data

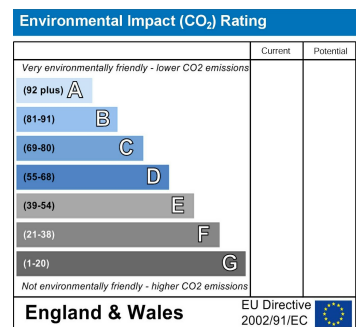
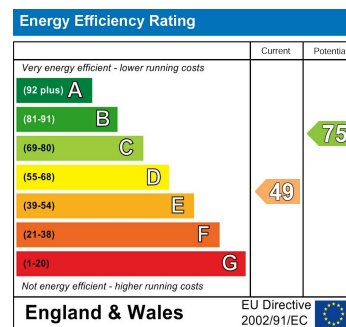
EE - Likely

Three - Likely

O2 - Likely

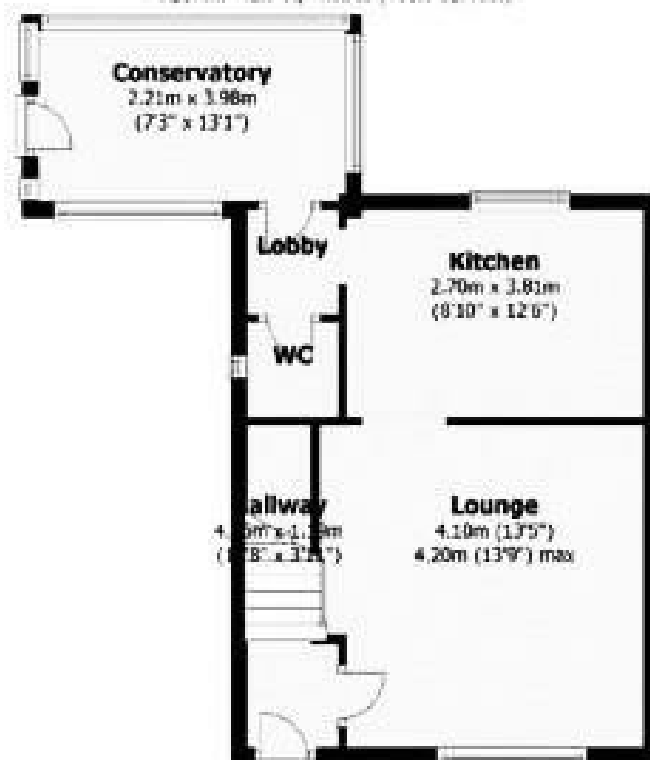
Vodafone - Likely

*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/>



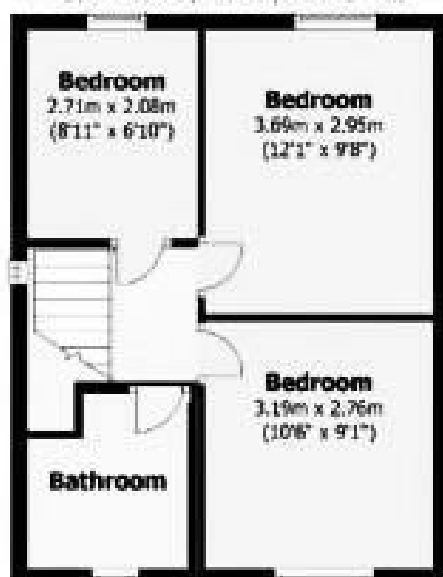
Ground Floor

Approx. 42.9 sq. metres (463.6 sq. feet)



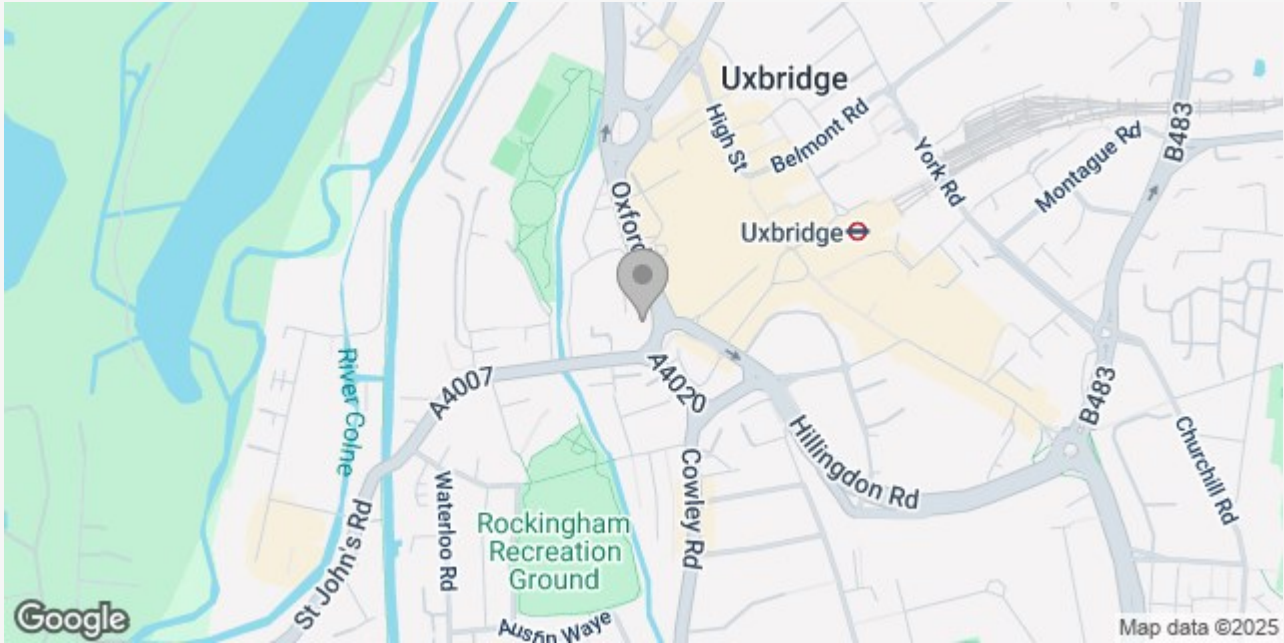
First Floor

Approx. 33.6 sq. metres (362.6 sq. feet)



Total area: approx. 76.5 sq. metres (826.2 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.



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.