



- THREE Bedroom House
- Close To Uxbridge Town Centre
- Downstairs W/C
- Off Street Parking Space
- Available From Mid July

- Modern Kitchen
- Private Rear Garden
- Garage
- Unfurnished
- EPC Rating C

A modern THREE bedroom end terrace house set in the well sought after St Andrew's Park development. 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 with a storage cupboard, three well proportioned bedrooms and a modern family bathroom. Further benefits include; an allocated off street parking space, 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.

Available From mid July unfurnished.

Rent: £2,200 PCM

Deposit: £2,538.46 (5 weeks' rent)

Holding deposit: 1 week's rent £507.69 (which will be used towards the remaining move-in money)

Length of tenancy: Minimum 12 months

Local authority: Hillingdon Council

Council tax band: E

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

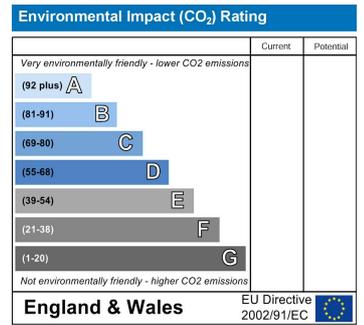
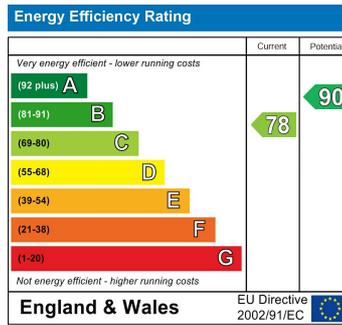
O2 | Likely Limited

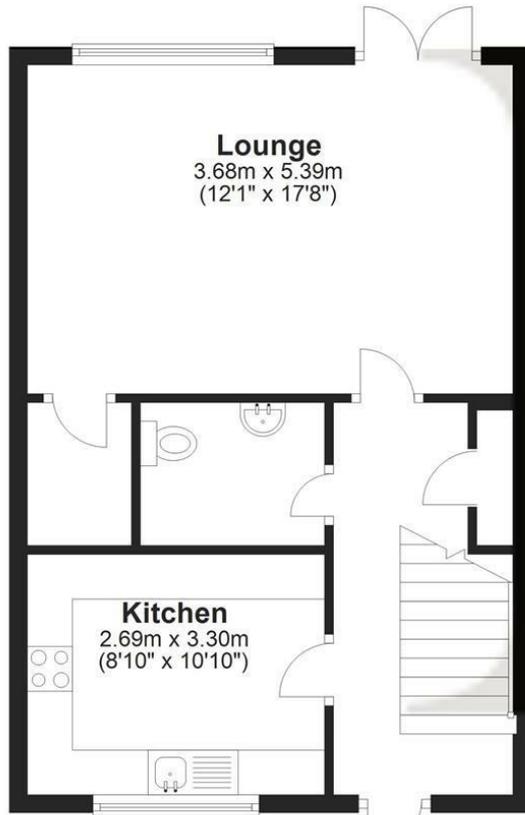
Vodafone | Likely Likely

*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>



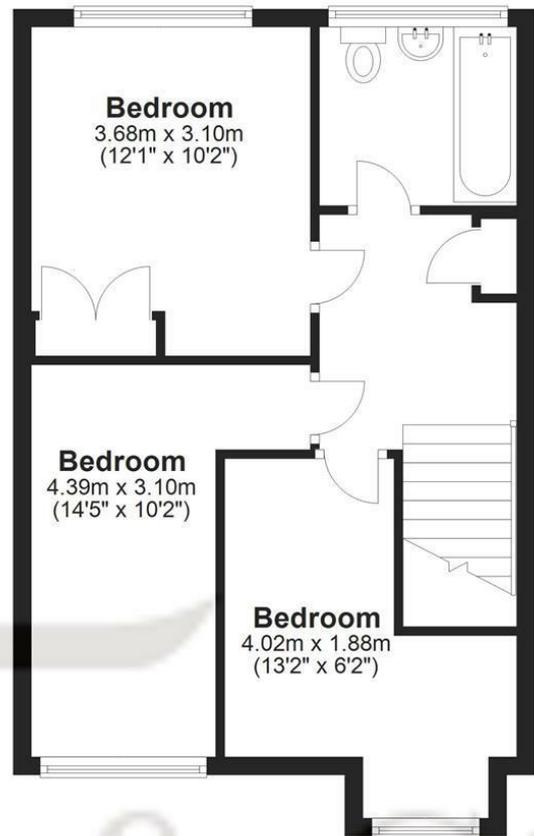






Ground Floor

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



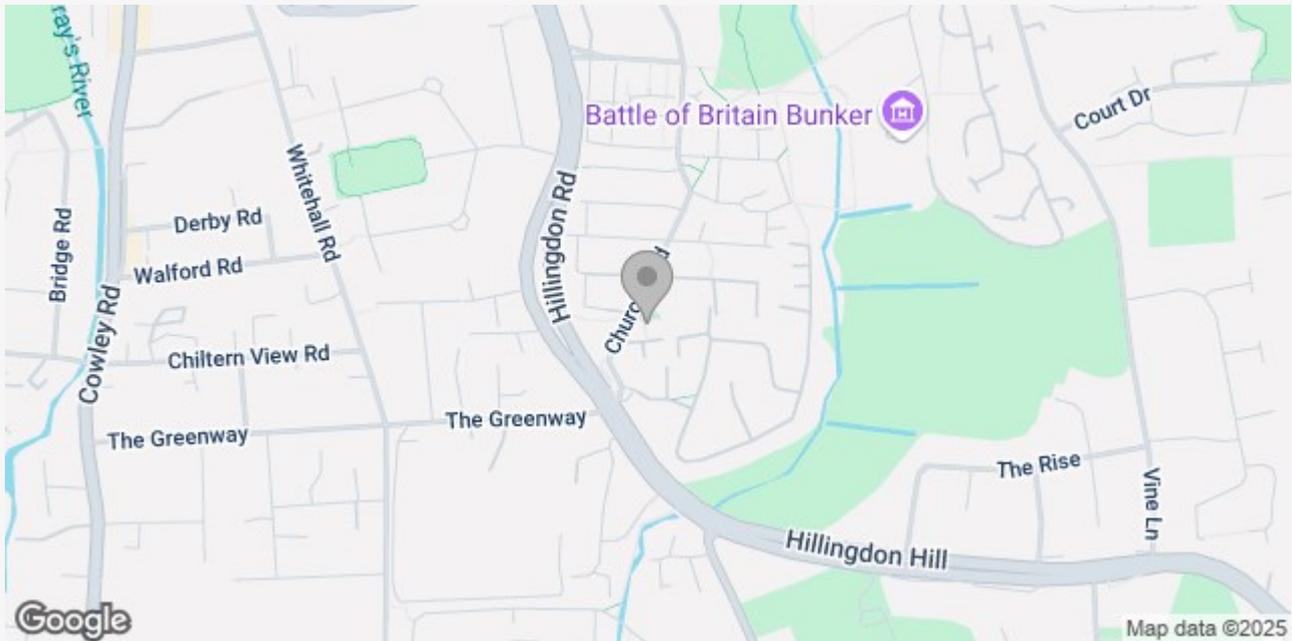
First Floor

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.



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