



- Three Bedroom Semi Detached
- Open Plan Kitchen / Diner
- Private Rear Garden
- Walking Distance To Uxbridge Town Centre
- Off Street Parking
- No Upper Chain
- Spacious Family Bathroom
- Garage
- Close To Popular Local Schools
- EPC Rating C

A well presented three bedroom semi detached family home situated on the extremely popular Kings Road in Uxbridge offered to the market with no upper chain.

The property briefly comprises; welcoming entrance hallway with doors leading to front reception room with bay window, kitchen/breakfast room with modern fitted kitchen. To the first floor there are two double bedrooms, a well proportioned third bedroom and a white suite family bathroom. To the rear of the property is private garden which is mostly laid to lawn with patio area and access to garage. Off street parking is provided to the front of the property. Benefits include, no upper chain, potential for extension (sttp), sought after road, double glazing and gas central heating.

Kings Road is situated in the sought after Greenway Conservation area and within a short drive of Uxbridge Town Centre which offers an array of excellent High Street shops, bars, restaurants and shopping centres and provides the Metropolitan and Piccadilly Lines. For the motorist, the A40/M40/M25/M4 junctions are located approximately two minutes drive away which provides swift access into Central London and Home Counties. Excellent local primary and secondary schools within a short distance as well as being easily accessible to Brunel University, Hillingdon Hospital, Stockley Business Park and Heathrow Airport.

Internet Speed: Download - (up to) Ultra Fast 1000 Mbps
Upload - (up to) 100 Mbps

Mobile Coverage (Indoor):

Voice

EE - Likely

Three - Limited

O2 - Likely

Vodafone - Limited

Data

EE - Likely

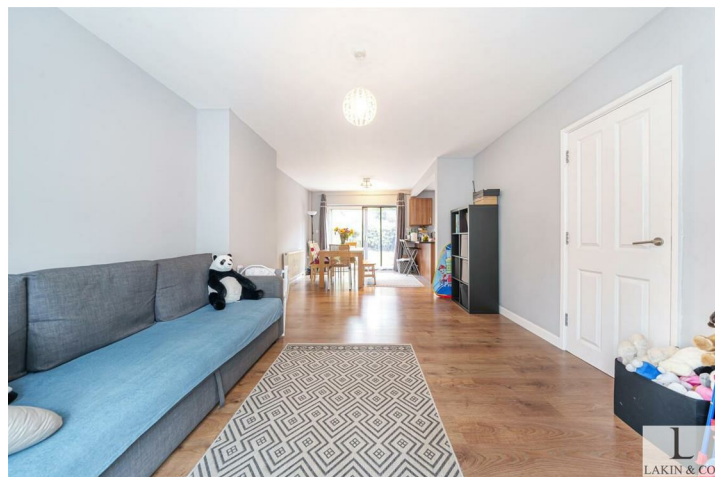
Three - Limited

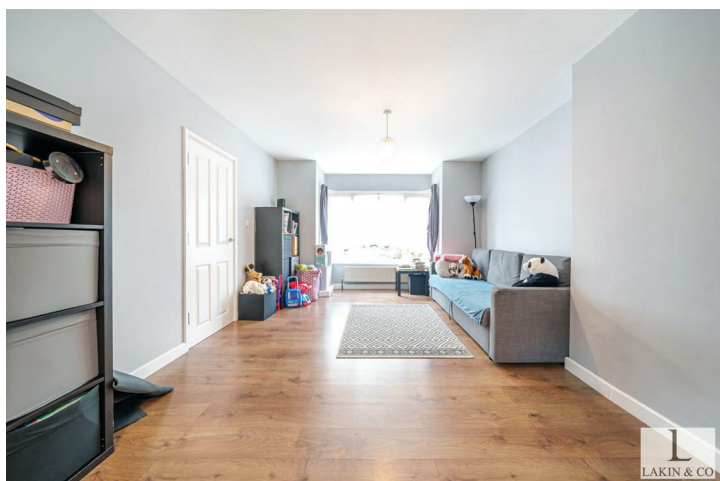
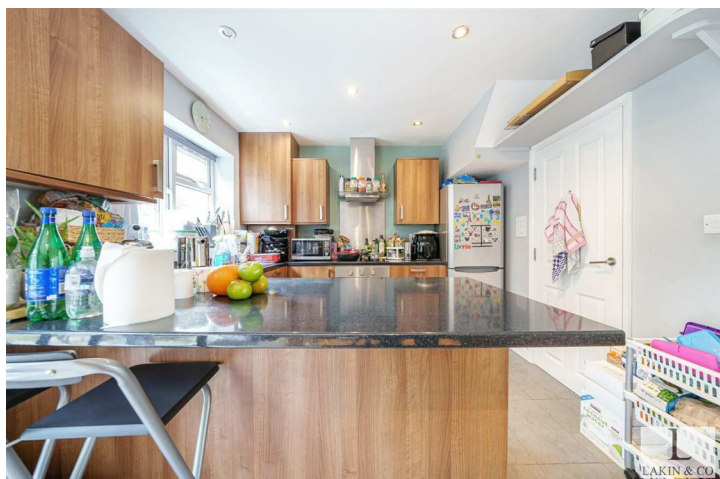
O2 - Likely

Vodafone - Limited

*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>







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	72	
(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		



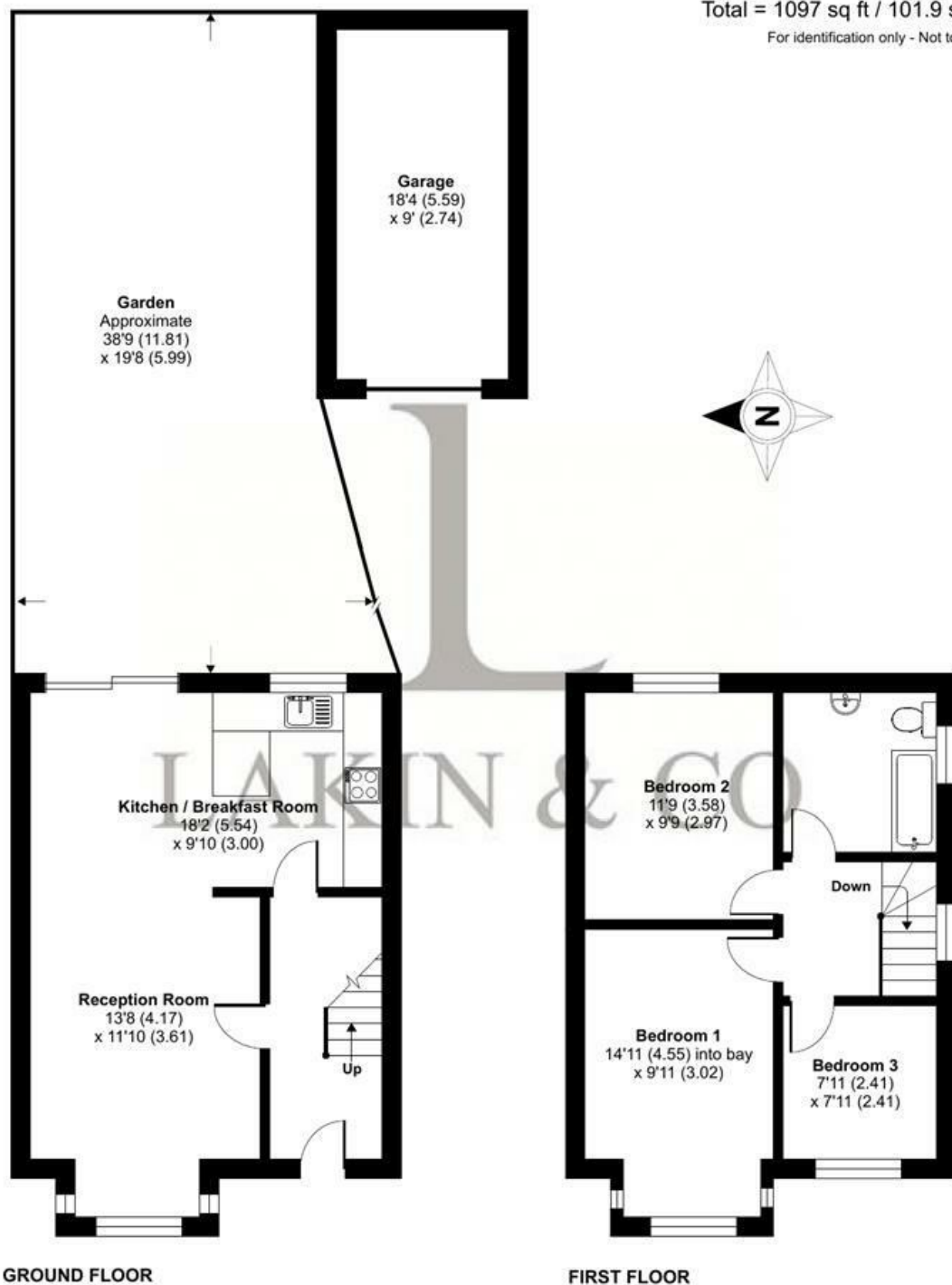
Kings Road, Uxbridge, UB8

Approximate Area = 932 sq ft / 86.6 sq m

Garage = 165 sq ft / 15.3 sq m

Total = 1097 sq ft / 101.9 sq m

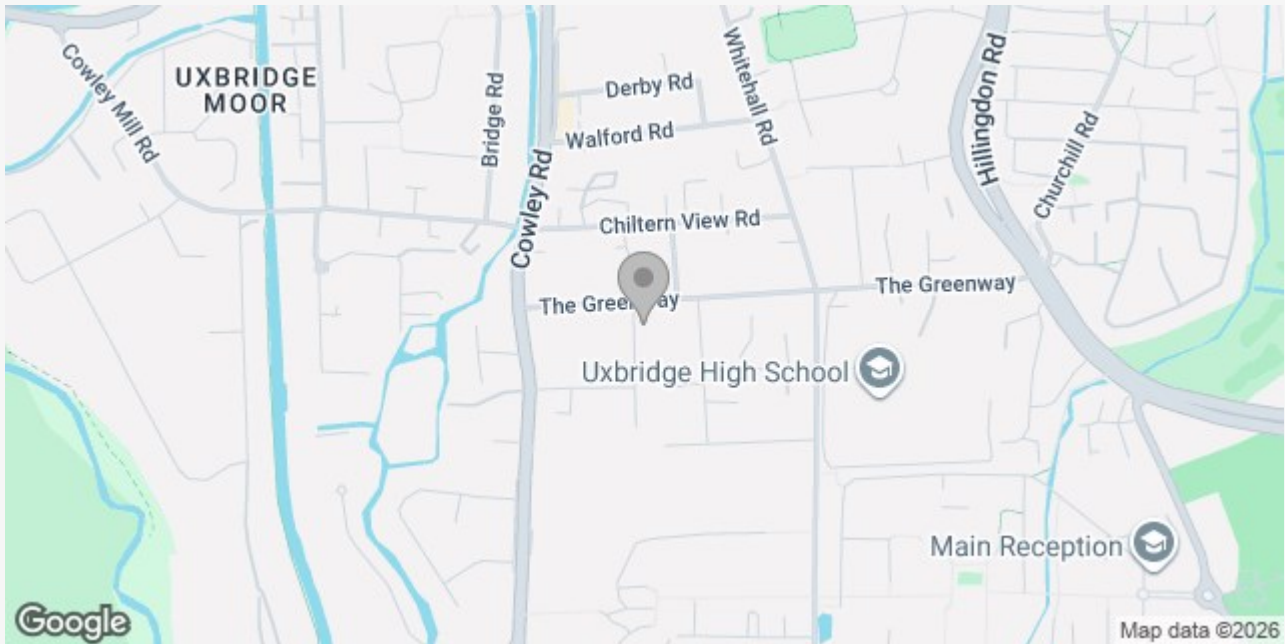
For identification only - Not to scale



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
Produced for Lakin & Co. REF: 1196358

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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