



- THREE Bedroom House
- Spacious Lounge
- Downstairs Bathroom
- Gas Central Heating
- Private Rear Garden

- Close To Uxbridge Town Centre
- Dining Room
- Upstairs WC
- Off Street Parking Space
- EPC Rating D



A spacious 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 and bay window, dining room or could be used as a further bedroom, a separate kitchen with a door leading out to the private rear garden and a downstairs bathroom with an overhead shower.

The first floor provides; a landing, a spacious main bedroom, a second double bedroom, single bedroom and an upstairs W/C.

Further benefits include; newly laid carpeting, neutral decor, gas central heating, double glazing, front and rear gardens and an off-street parking space to the rear.

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 £1,850 PCM

Deposit: £2,134.61 (5 weeks rent)

Holding deposit: 1 week's rent of £426.92 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) 1000 Mbps

Mobile Coverage):

EE - Good in-home and outdoor

Three - Variable in-home, good outdoor

O2 - Variable in-home, good outdoor

Vodafone - Variable in-home, good outdoor


\*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/>







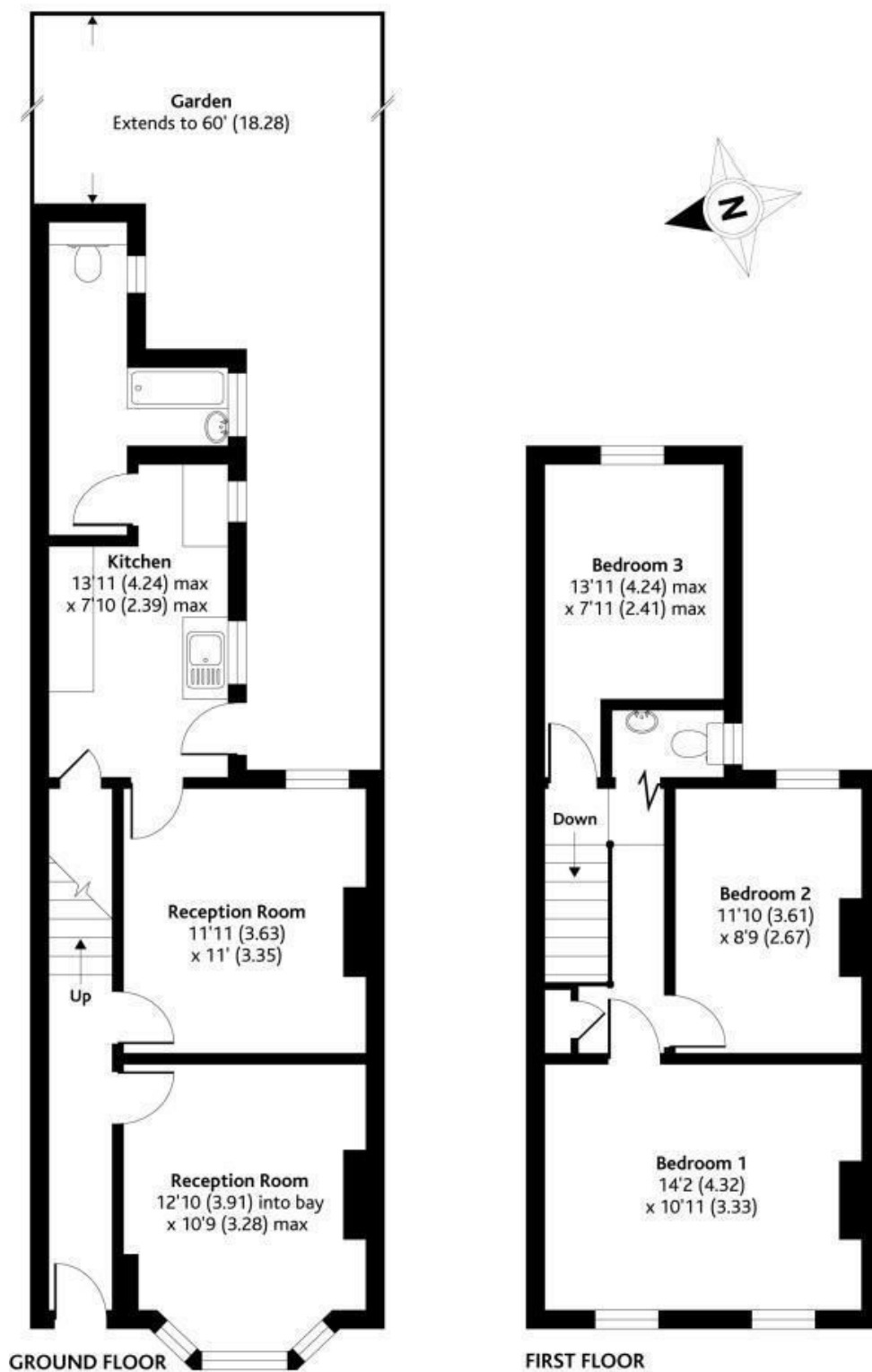
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 



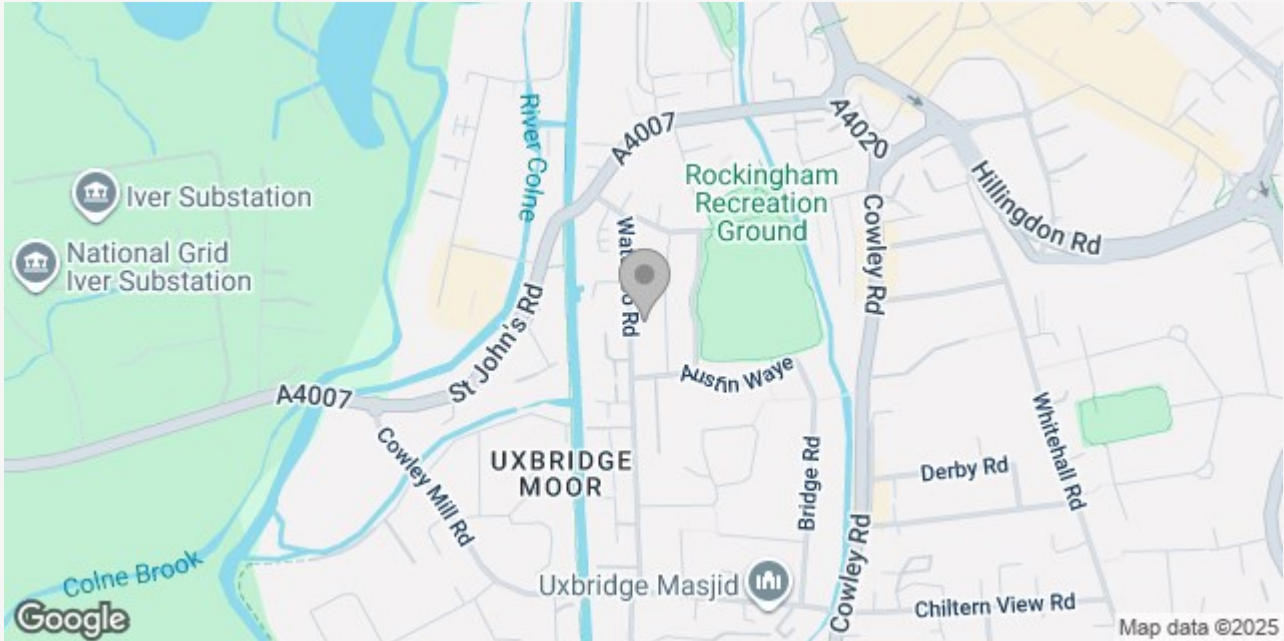
Waterloo Road, Uxbridge, Middlesex, UB8 2QX

APPROX. GROSS INTERNAL FLOOR AREA 960 SQ FT 89.1 SQ METRES



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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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