



- TWO Bedroom House
- Allocated Parking Space
- Private Rear Garden
- Fitted Wardrobes
- Easy Access to A40/M40/M25 Junctions

- Uxbridge Town Centre
- No Onward Chain
- Separate Fitted Kitchen
- Gas Central Heating
- EPC Rating C

We are delighted to market this charming TWO bedroom mid-terrace home situated just a few minutes walk from Uxbridge Town Centre and tube station.

This modern property has been delightfully decorated in neutral decor and comprises; an entrance hall, a modern fitted kitchen with white goods, a large lounge with doors leading to a patio and well maintained private rear garden, two double bedrooms with fitted wardrobes and a modern tiled bathroom with an overhead shower.

The property also features; one allocated off-street parking space, gas central heating, double glazing and secondary glazing.

Located within a few minutes' drive of A40/M40/M25 motorway junctions and the Uxbridge Road, providing easy access into Central London and Home Counties and popular local schools.

Viewings are strictly by appointment only.

Price: Guide Price £400,000

Tenure: Freehold

Local authority: Hillingdon

Council tax band: D

Broadband type: Upto: Ultrafast 1800 Mbps d/l - 220 Mbps u/l

Mobile Coverage:

EE-Good outdoor

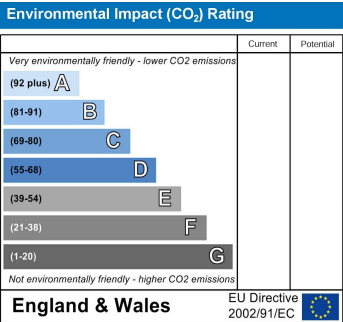
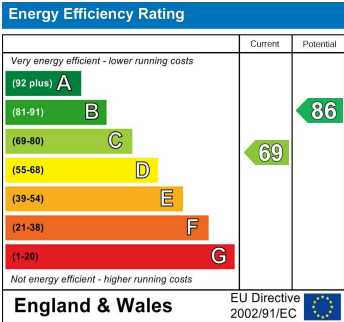
Three- Good outdoor, variable in-home

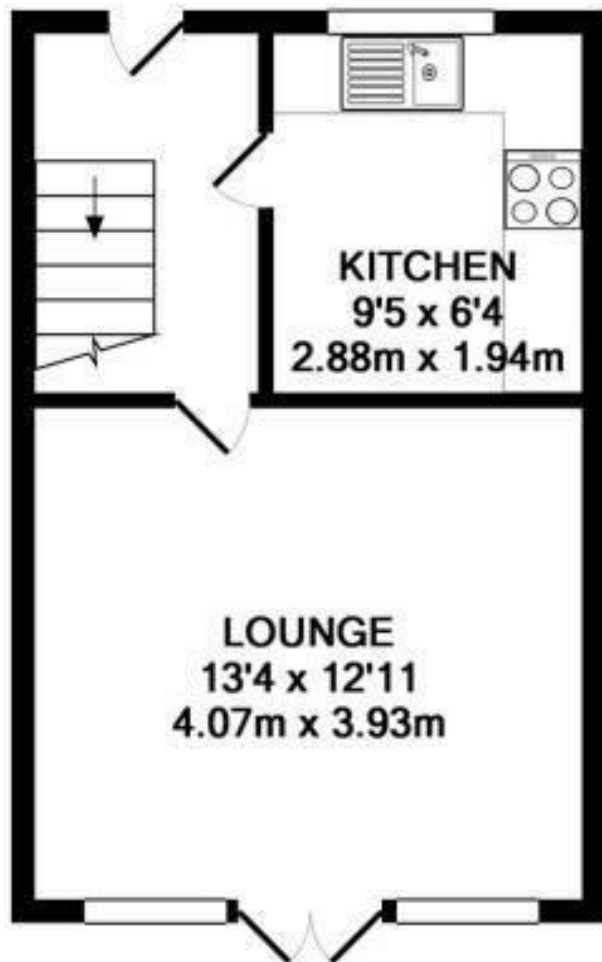
O2- Good outdoor, variable in-home

Vodafone- Good outdoor, variable in-home

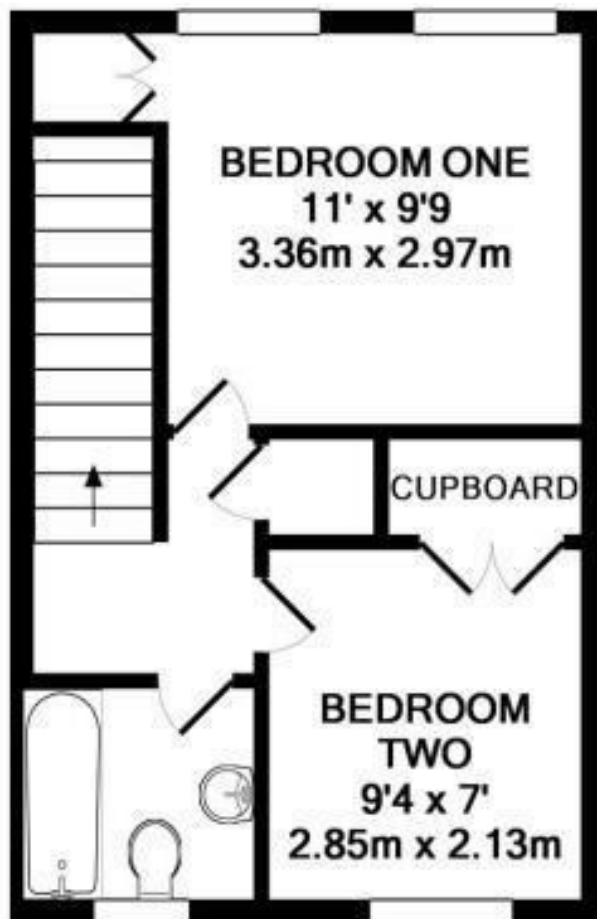
*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org.uk>







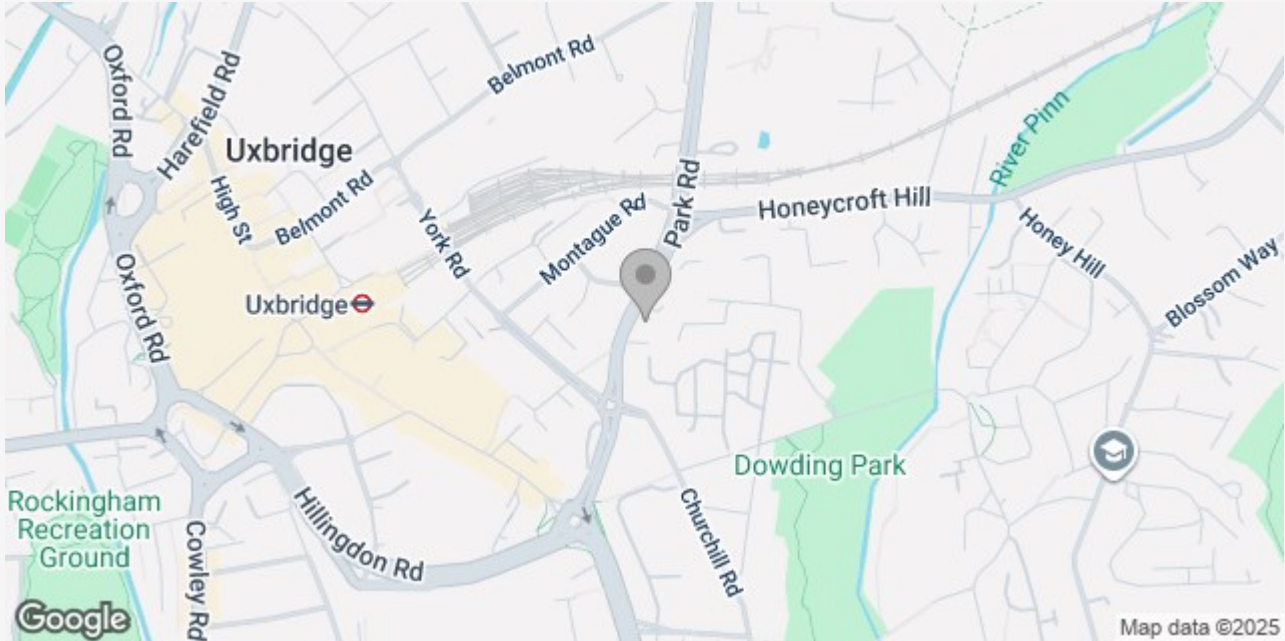
GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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LAKIN & CO – YOUR LOCAL ESTATE AGENT

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