



- FOUR Bed House
- Redecorated Throughout
- Double Garage
- Private Garden
- Double Glazed Windows

- Semi Detached
- New Carpets
- Close To Town Centre
- Gas Central Heating
- EPC Rating D

A very well presented FOUR bedroom semi-detached family home located on a popular road in Uxbridge Town Centre. This refurbished property is being sold with no onward chain.

The ground floor comprises; entrance hall leading to the spacious 12ft lounge, a second 10ft reception room/dining room, 16ft modern fitted kitchen and a downstairs W/C.

First floor provides a small landing leading to three generously sized bedrooms and a fourth bedroom/office and a modern family bathroom.

Further benefits include; gas central heating, double glazing, private front and rear gardens with a patio and lawn leading to an impressive 20ft double garage with rear access. Residents on street parking permit is available and Fasnidge Park and Grand Union Canal is also just a short walk away, which are popular open spaces.

This delightful home combines comfort, convenience and modern living, making it an ideal choice for those seeking the vibrant community Uxbridge offers.

Viewings are strictly by appointment only.

Price: Guide Price £595,000

Tenure: Freehold

Local authority: Hillingdon

Council tax band: D

Internet Speed: Download - (up to) 1800 Mbps Upload - (up to) 220 Mbps

Mobile Coverage:

EE- Good outdoor and in-home

Three- Good outdoor and in-home

O2- Good outdoor and 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>







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	55	
(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

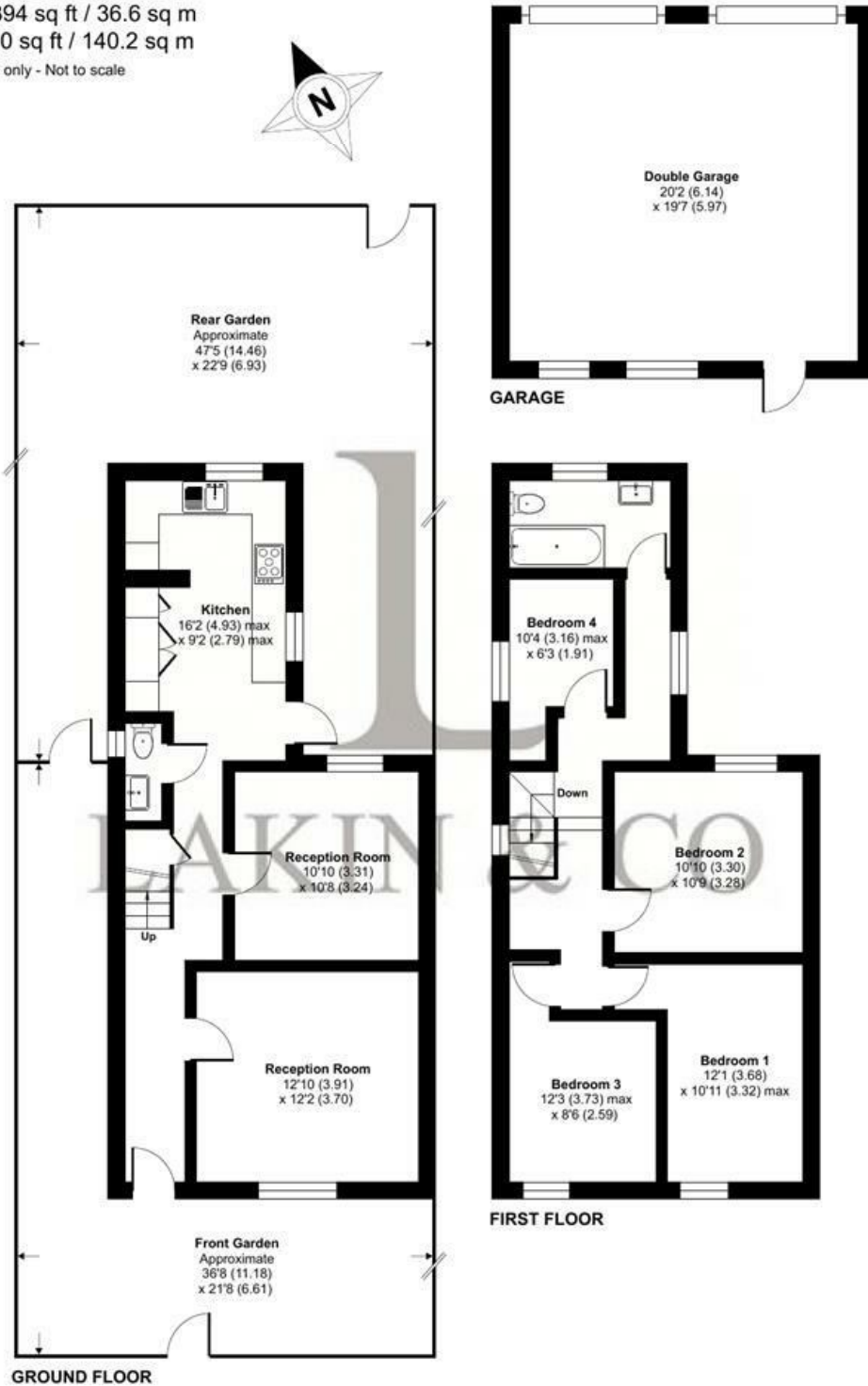
Rockingham Road, Uxbridge, UB8

Approximate Area = 1116 sq ft / 103.6 sq m

Garage = 394 sq ft / 36.6 sq m

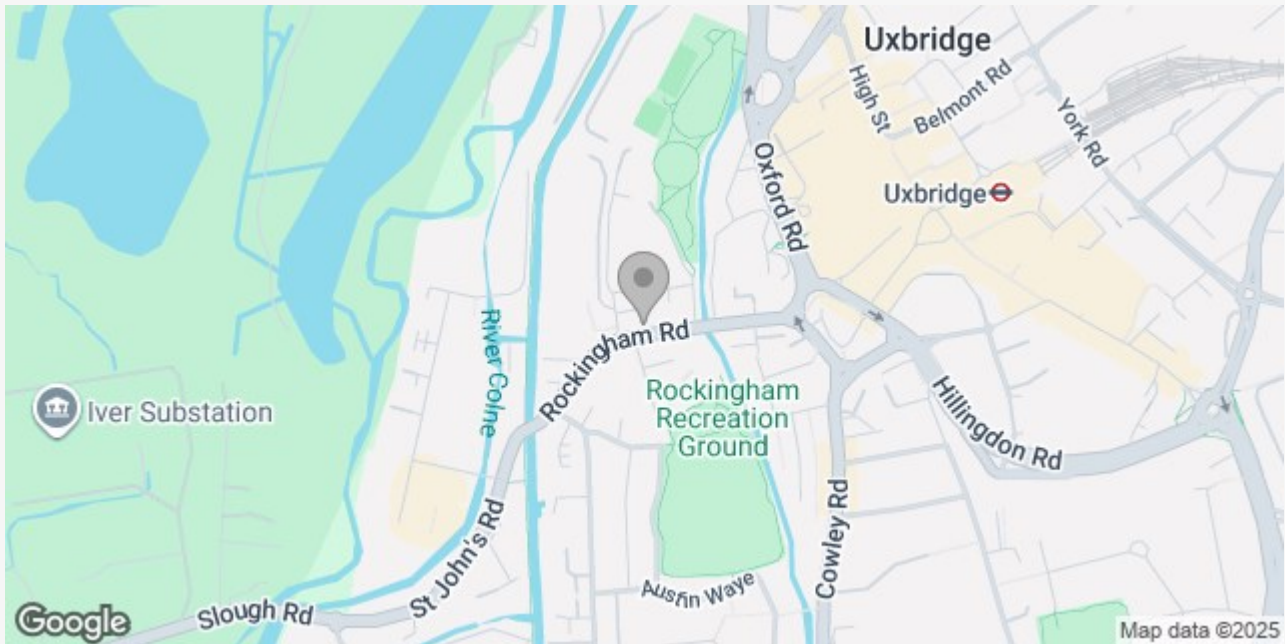
Total = 1510 sq ft / 140.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lakin & Co. REF: 1336469

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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