



- THREE Bedrooms
- No Upper Chain
- Private Rear Garden
- Double Glazing
- Downstairs Shower Room

- Semi Detached
- Walking Distance To Uxbridge Town Center
- Off Street Parking
- Gas Central Heating
- EPC Rating D

A delightful Victorian semi-detached home set on a secluded residential road in Uxbridge town centre over looking Fray;s river, Fassnidge Park and a short walk of popular local schools, making this property ideal for the growing family.

Offered to the market with no onward chain and finished to a modern standard, the property briefly comprises; entrance hallway, an 11ft front reception room with a bay window and fire place, 11ft dining room, 15ft modern fitted kitchen and a downstairs shower room. To the first floor there are three well proportioned bedrooms and a larger than average white suite family bathroom.

Further features include; a private rear garden which is mostly laid to lawn with patio area and access to a shed. To the front there is off street parking and permit parking for visitors.

Situated on Rockingham Parade a residential road within walking distance of Uxbridge Town Centre which offers a wide variety of restaurants, coffee shops, supermarkets and has access to two shopping centres. There is also access to Uxbridge train station which houses the Metropolitan/Piccadilly lines which get you into London within the hour. For families there are a number of highly regarded primary and secondary schools nearby and also local parks. For the motorist the A40/M40 are within a short drive away.

Viewings are strictly by appointment only.

Price: Guide Price £500,000

Tenure: Freehold

Local authority: Hillingdon

Council tax band: E

Internet Speed: Download - (up to) 80 Mbps Upload - (up to) 20 Mbps

Mobile Coverage:

EE- Good outdoor and in-home

Three- Good outdoor and in-home

O2- Good outdoor and in-home

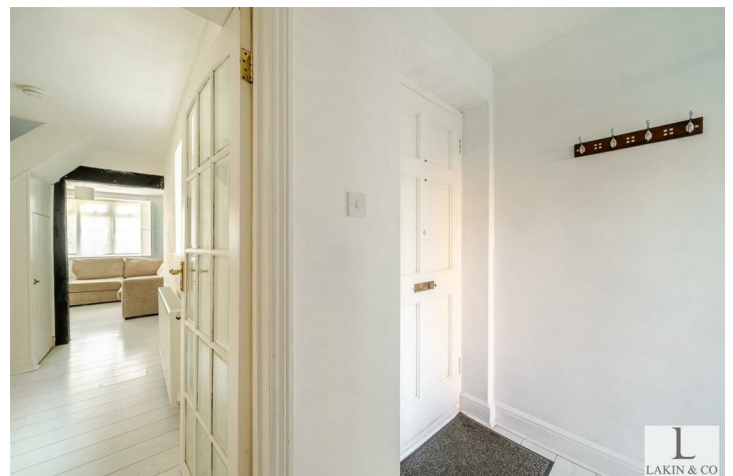
Vodafone- Good outdoor, variable in-home

\*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>

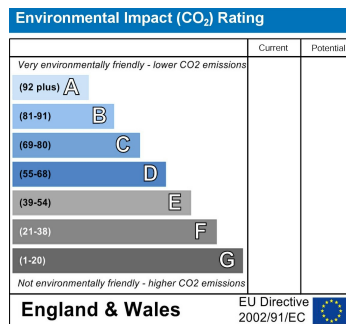
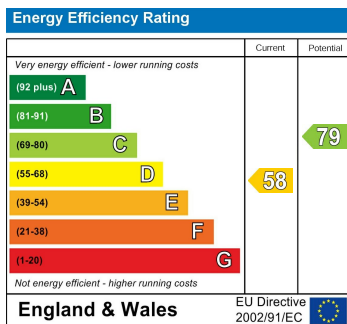












## Rockingham Parade, Uxbridge, UB8



Approximate Area = 890 sq ft / 82.7 sq m

Outbuilding = 135 sq ft / 12.5 sq m

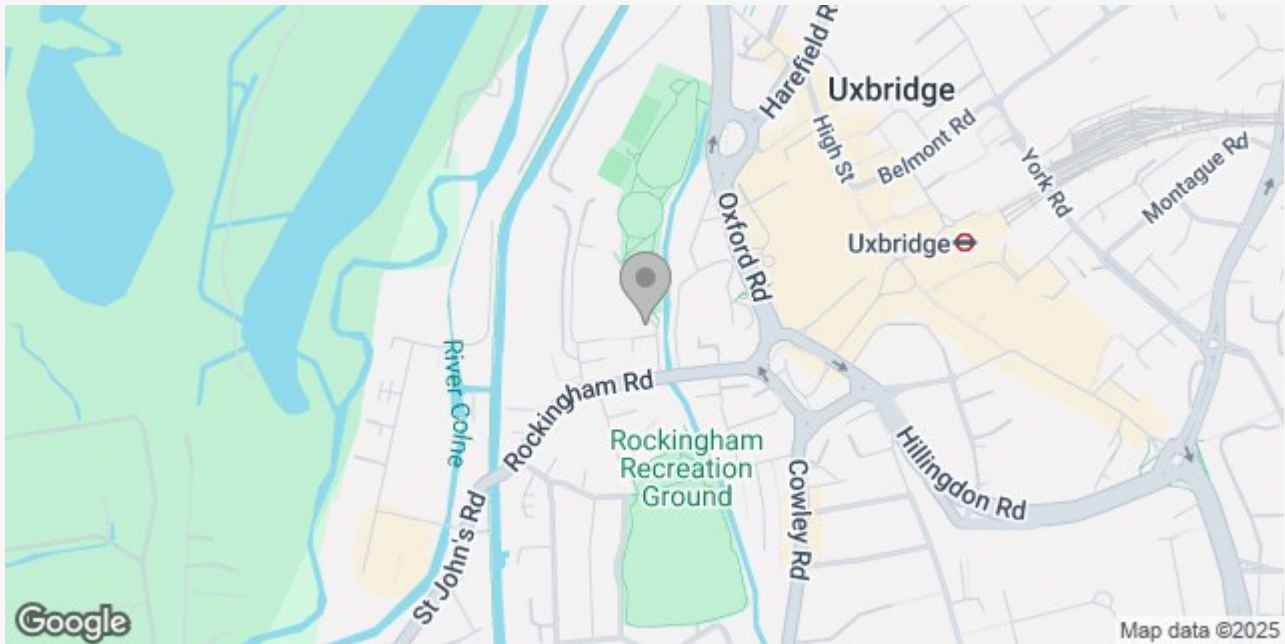
Total = 1025 sq ft / 95.2 sq m

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: 1381421

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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