



- FIVE Bedroom Semi Detached
- Dining Room
- Gas Central Heating & Double Glazing
- Bathroom With Separate Shower
- Off Street Parking

- Gated Private Close
- Luxury Modern Fitted Kitchen
- Available Immediately
- Private Rear Garden
- EPC Rating C

A modern FIVE-bedroom semi-detached family home in a private gated road is located less than a mile from Uxbridge High Street and Tube Station.

Ground floor comprises: a bright entrance hall, spacious lounge with wood flooring and French doors leading to patio, a large modern fitted high-end kitchen with under-counter lighting and premium appliances. Dining room with bay window. WC/Utility room with washing machine and dryer.

First floor comprises: a master bedroom with en-suite shower room, three further double bedrooms with fitted wardrobes to two bedrooms, a single bedroom and a bathroom with a separate shower cubicle

Further benefits include: a burglar alarm, touch light switches and gas central heating. a private driveway and a garage. A large private rear garden with patio areas, access to a detached garage and a garden shed.

Orchard Close is a popular residential road nestled away in New Denham. The property is within walking distance of Uxbridge Town Centre and access to multiple shopping facilities, restaurants, bars and the tube station. The A40/M40 and M25 are within easy reach along with Hillingdon Hospital, Brunel University, Stockley Business Park and Heathrow Airport.

Available immediately unfurnished.

Rent: £3,400 PCM

Deposit: £3,923.07 (5 weeks' rent)

Holding deposit: 1 week's rent £784.62 (which will be used towards the remaining move-in money due)

Length of tenancy: Minimum 12 months

Local authority: Hillingdon Council

Council tax band: F

Internet Speed: Download - (up to) 1,800 Mbps Upload - (up to) 220 Mbps

Mobile Coverage (Indoor):

Voice

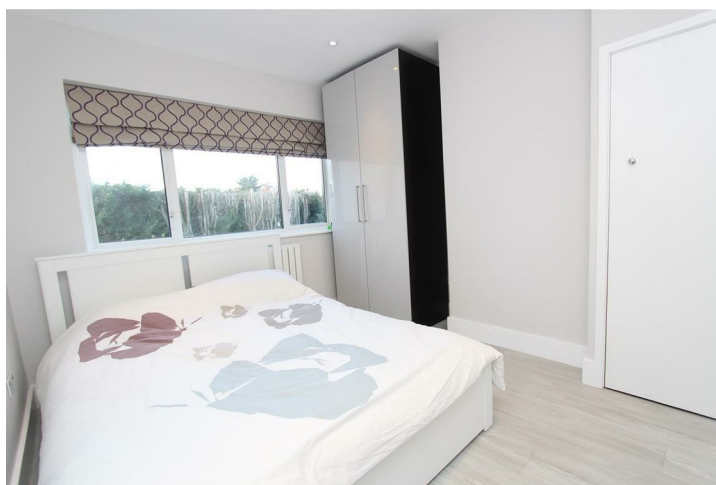
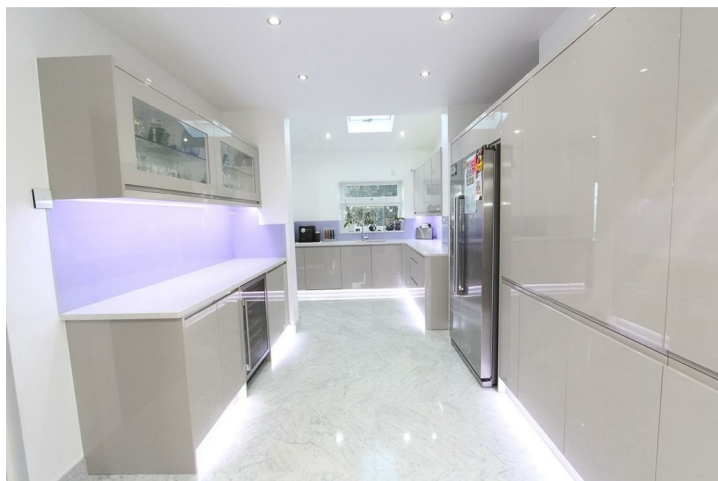
EE - Limited
Three - Likely
O2 - Limited
Vodafone - Limited

Data

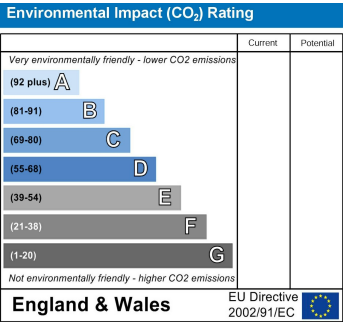
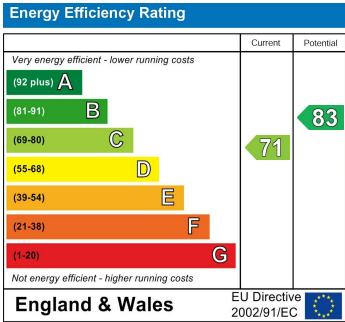
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*Please note all dimensions and descriptions are to be used as a guide only by any prospective tenant and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofc



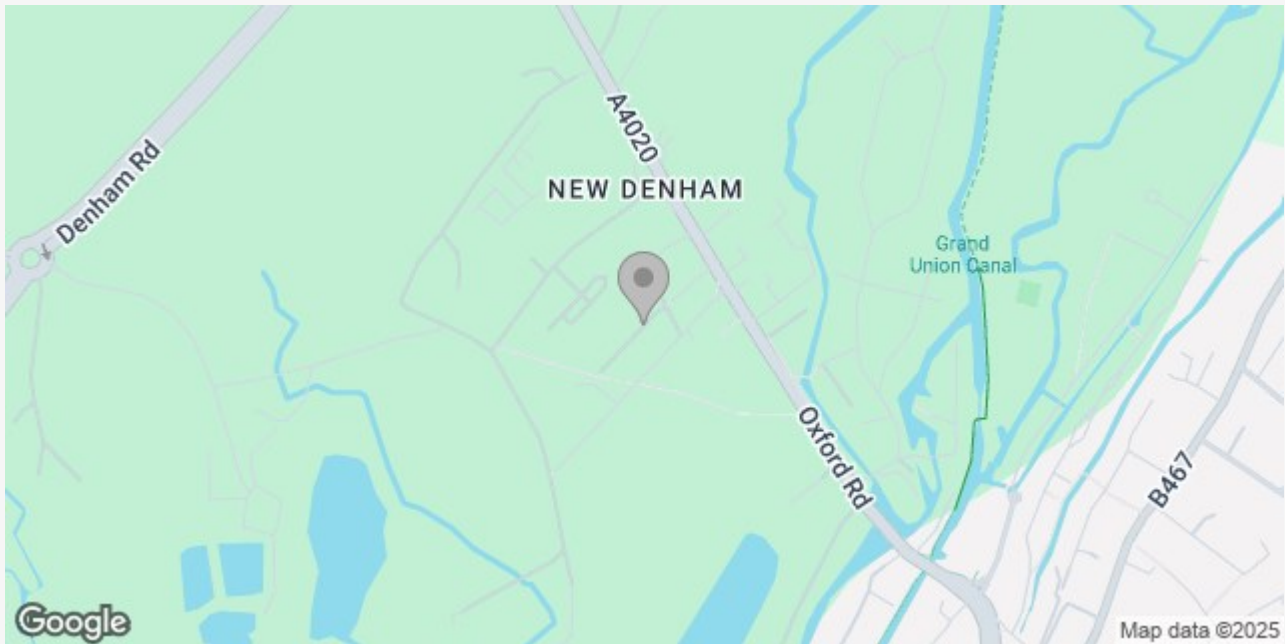








These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed 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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