



- THREE Bedroom Detached
- North Uxbridge Location
- Nearby Renowned Schools
- Ample Off Street Parking
- Gas Central Heating

- Development Opportunity
- No Onward Chain
- Excellent Transport Links
- Extensive Grounds
- EPC Rating C



Superbly located in the sought after North Uxbridge area close to Uxbridge Town Centre and Vyners Secondary School, this THREE bedroom DETACHED bungalow offers a fantastic development opportunity (STPP) and is being sold with no onward chain.

Having been previously extended and spanning over 1,150 sq ft, the property briefly comprises; porch, hallway, 15ft lounge with French doors leading to the garden, 11ft dining room, 13ft fitted kitchen with access to the garden, three good sized double bedrooms and a spacious modern bathroom with a separate shower.

Outside, the front benefits from substantial grounds and off-street parking for several cars. To the rear, there are well established south-east facing private gardens, patio and a shed.

Further benefits include; gas central heating and double glazing, within close proximity of renowned local primary and secondary schools and less than a mile of Uxbridge Tube Station (Metropolitan & Piccadilly Lines)

Ideal access for the A40/M40/M25 junctions providing swift access into Central London and the Home Counties. Popular outdoor green spaces such as; Uxbridge Common, Colne Valley Regional Park and the Grand Union Canal are all just a short distance away.

Viewings are strictly by appointment only.

Price: Guide Price £795,000

Tenure: Freehold

Local authority: Hillingdon

Council tax band: F

Broadband type: Up to: Ultrafast 1800 Mbps d/l 1000 Mbps u/l

Mobile Coverage:

EE- Good outdoor, variable in-home

Three- Good outdoor

O2- Good outdoor, variable in-home

Vodafone- Good outdoor and 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>.











This official copy is incomplete without the preceding notes page.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
69	77
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

## Harefield Road, Uxbridge, UB8

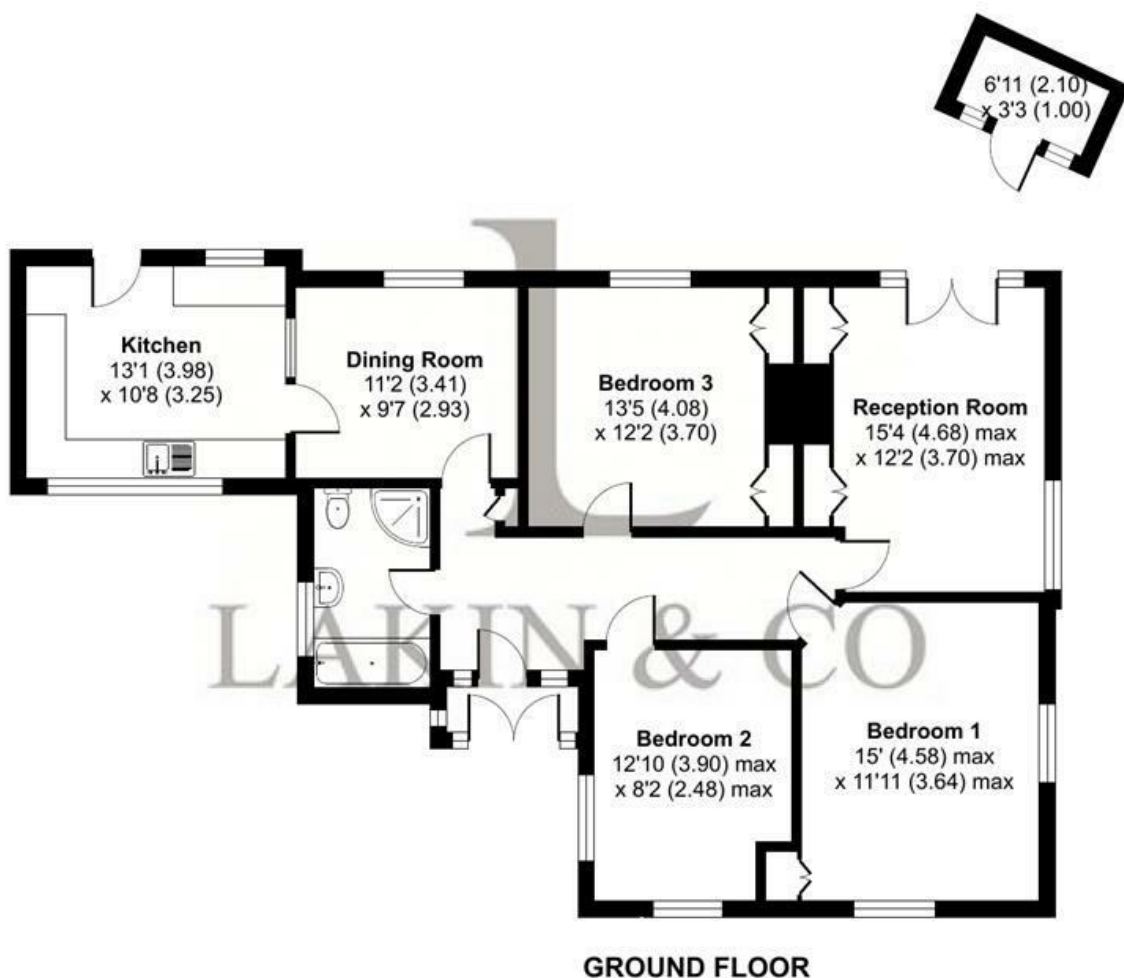


Approximate Area = 1149 sq ft / 106.7 sq m

Outbuilding = 25 sq ft / 2.3 sq m

Total = 1174 sq ft / 109 sq m

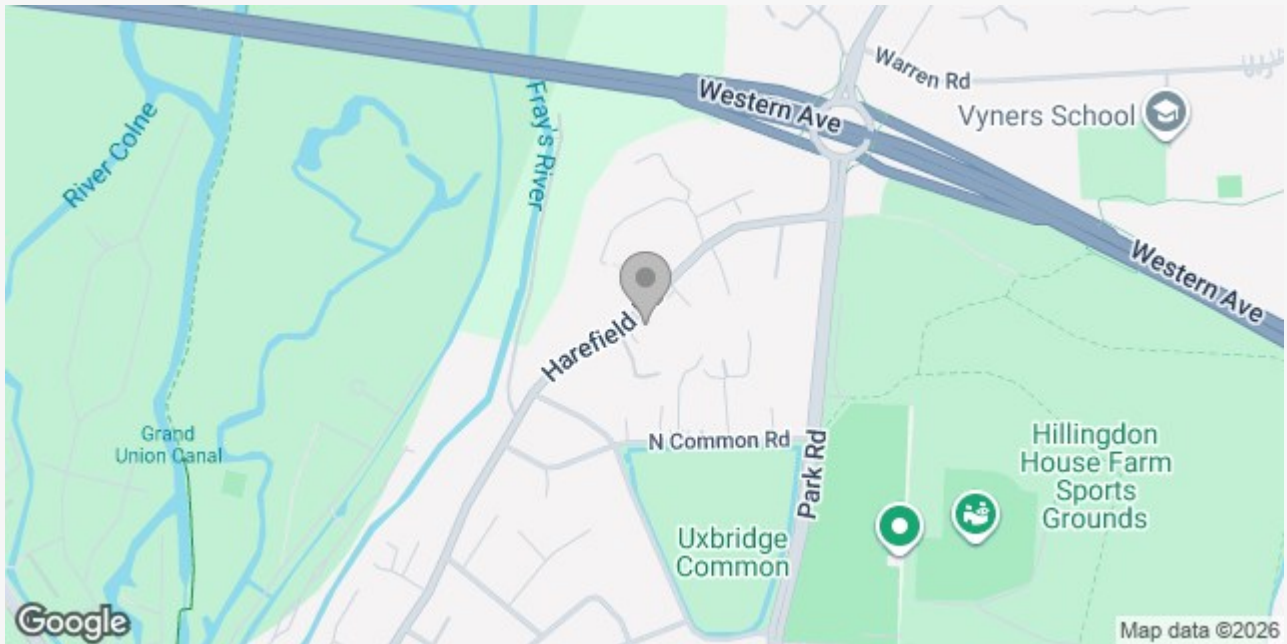
For identification only - Not to scale



 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: 1348667

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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