



- TWO Bedroom House
- Town Centre Location
- CCTV
- Gas Central Heating
- Private Front & Rear Gardens

- TWO Bathroom
- Solar Panels
- Fitted Wardrobes
- Double Glazing
- EPC Rating D

A beautifully presented TWO bedroom terraced house just a stones throw from the High Street and tube station. The property offers a delightful blend of modern living, energy efficiency and convenience. With its secluded positioning but prime town centre location, residents enjoy easy access to a variety of shops, restaurants, transport connections and local amenities on their door step, making it an ideal choice for those who appreciate the vibrancy of urban life.

The ground floor comprises; a porch, a 21ft lounge and storage cupboard, an extended modern fitted kitchen with integrated appliances and a fully tiled downstairs shower room.

The first floor provides; landing, main bedroom with fitted wardrobes, second double bedroom and a stylish fully tiled bathroom.

Outside the property benefits from; front and rear gardens, the front garden being 47 ft and paved allows for easily maintenance. The rear outdoor space is decked with storage. There is no off street parking at the property permits are required for neighboring roads.

Additionally, the property boasts; a Worcester-Bosch boiler installed in 2022, recent solar panels with a battery and inverter installation which the owners currently own outright, CCTV system, smart meter and a boarded loft for storage.

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council Tax Band: D

Internet Speed: Download - (up to) 1,000 Mbps Upload - (up to) 100 Mbps

Mobile Coverage:

EE - Good outdoor and in-home

O2 - Good outdoor and in-home

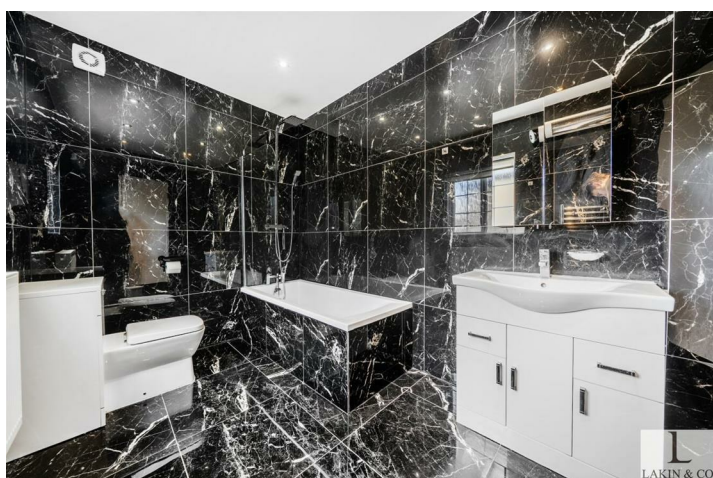
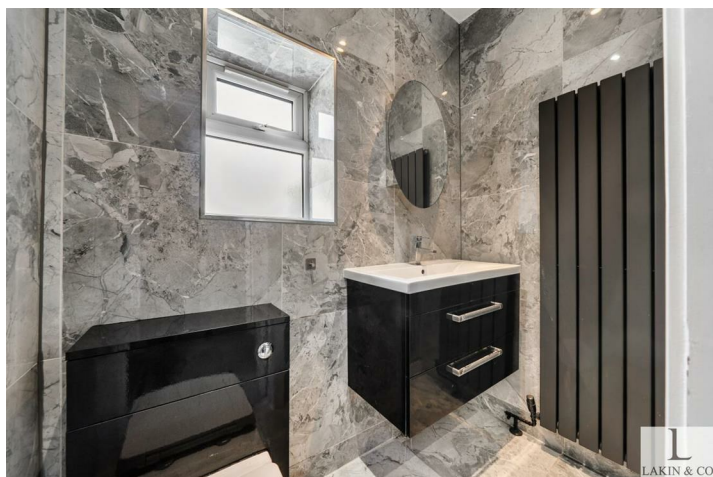
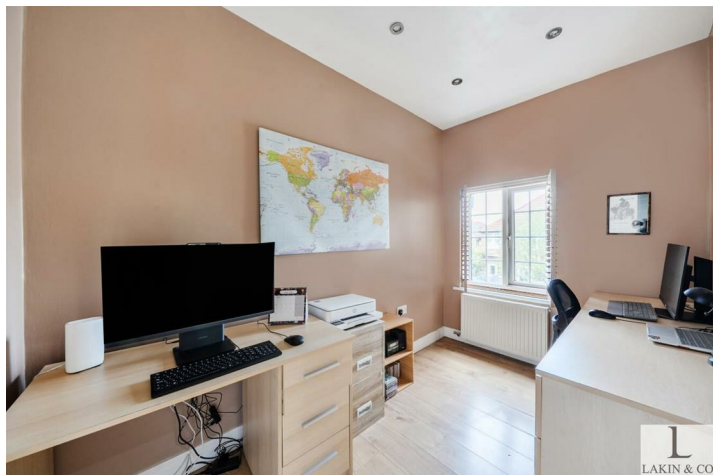
Three - Good outdoor and in-home

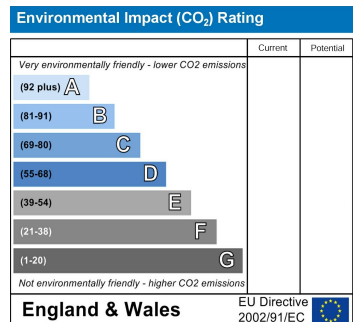
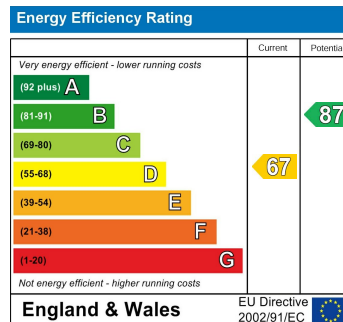
Vodafone - Good outdoor and in-home

*Please note: The vendors require a reservation agreement to be signed on any offer acceptance.

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/>



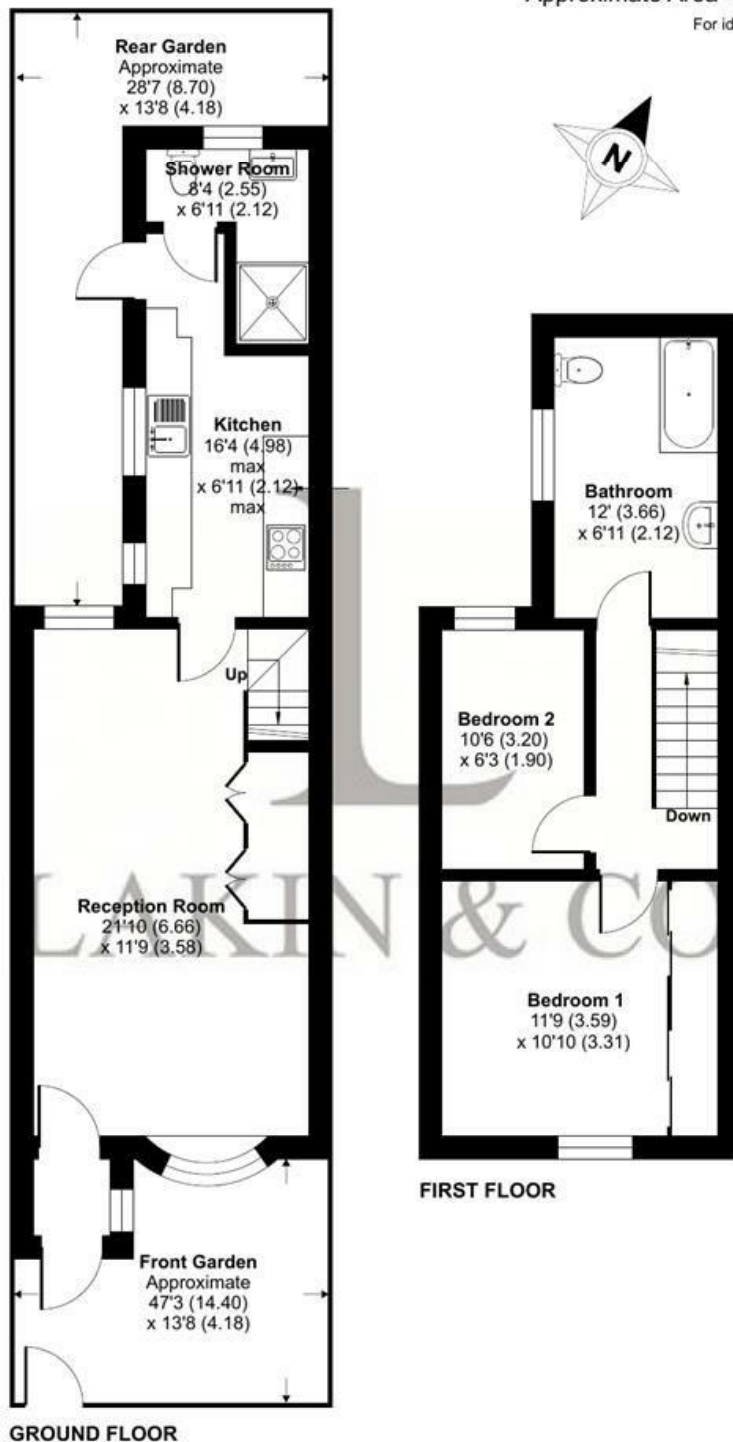




Bennetts Yard, High Street, Uxbridge, UB8

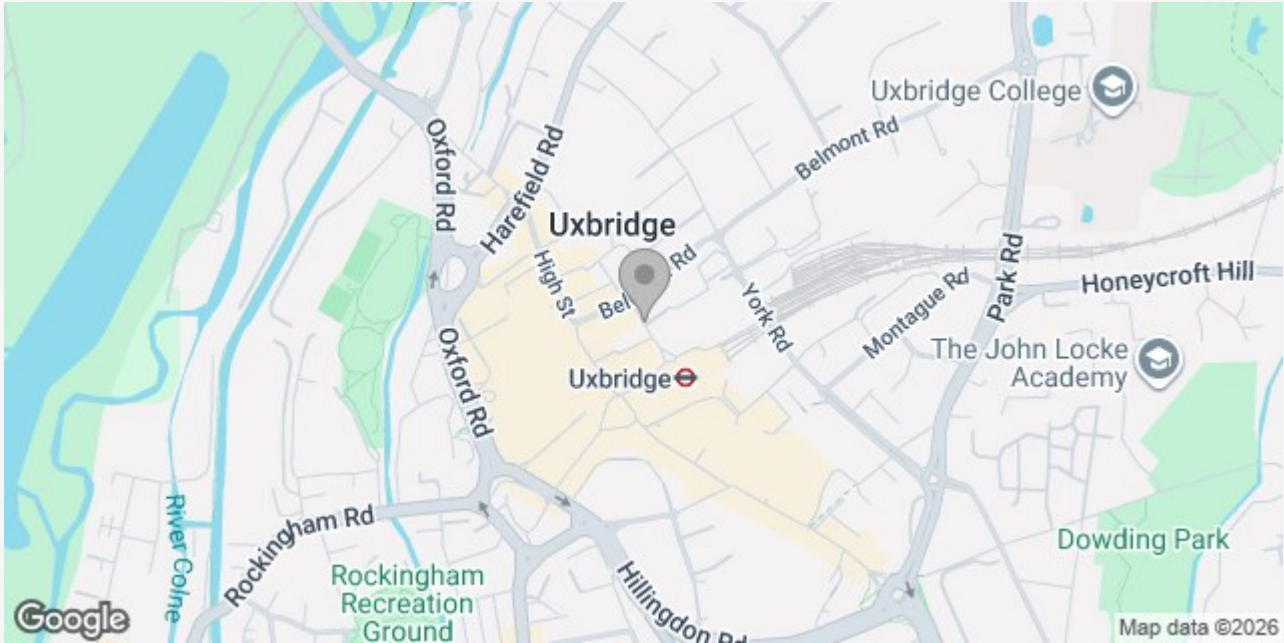
Approximate Area = 754 sq ft / 70 sq m

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 2026. Produced for Lakin & Co. REF:1477514

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.



LAKIN & CO – YOUR LOCAL ESTATE AGENT

We are an independent Estate Agent, providing residential sales, lettings, property management, block management and financial services primarily throughout Uxbridge, Hillingdon, Ickenham and Ruislip areas.

Dealing with thousands of landlords, tenants, vendors and buyers throughout our core areas, we are renowned for providing a dedicated and attentive service to all of our clients. Our excellent reviews, ratings and membership to the Association of Residential Lettings (ARLA) and The Property Ombudsman (TPO) is testimony to our excellent service.

We take great pride in being known for our honesty and consistent hard work, so whether you are selling or letting your property or looking to find your ideal home please contact us now and let us assist you further.