LAKIN & CO

2 Bedroom House - Terraced | 1 Bathroom | 2 Reception

Hilliards Road, Uxbridge UB8 3TA

£1,775 PCM

- Two Bedrooms
- Unfurnished
- Off Street Parking
- Gas Central Heating
- Close to West Drayton Station
- Available November 2026
- Private Rear Garden
- Quiet Residential Road
- Convenient Access to Brunel & Hillingdon Hospital
- EPC Rating D

59, Swakeleys Road Ickenham, UB10 8DG | 01895 544 555
sales@lakinandco.com | lettings@lakinandco.com | www.lakinandco.com

LAKIN & CO

Hilliards Road, Uxbridge UB8 3TA

£1,775 PCM

This TWO bedroom mid terrace home is situated on a quiet residential road in Uxbridge close by to West Drayton High Street, Brunel University, Hillingdon Hospital and Uxbridge Town Centre.

The property briefly comprises; a large lounge, a modern kitchen, an office/reception room with doors leading out to laid to a good-sized garden with a patio area, two bedrooms and a family shower room.

Benefits include, off street parking, gas central heating and double glazing.

Close by West Drayton which offers a wide variety of restaurants, coffee shops, and other amenities. The nearby train station offers access to the Elizabeth Line and Overground Rail Services. A40/M40 are within a short drive.

Available immediately unfurnished.

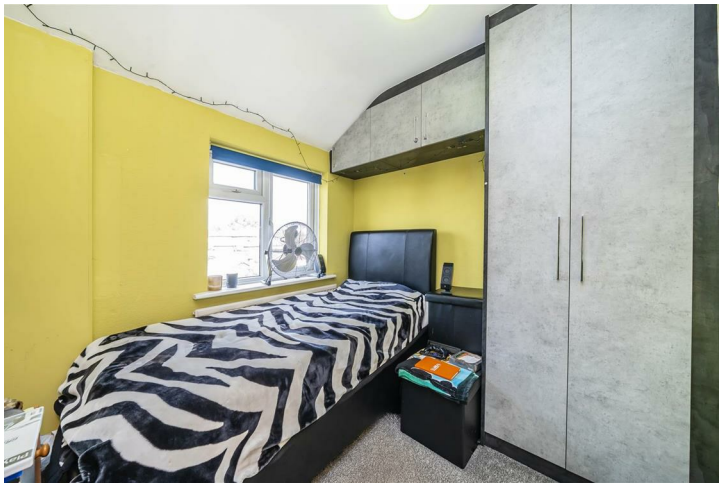
Rent: £1,775 PCM
Deposit: £2,048.07 (5 weeks' rent)
Holding deposit: 1 week's rent £409.61 (which will be used towards the remaining move-in money due)
Local authority: Hillingdon
Council tax band: D

Internet Speed: Download - (up to) 5,000 Mbps Upload - (up to) 5,000 Mbps

Mobile Coverage:

EE - Good outdoor, variable in-home
O2 - Good outdoor
Three - Good outdoor, variable in-home
Vodafone - Good outdoor and in-home

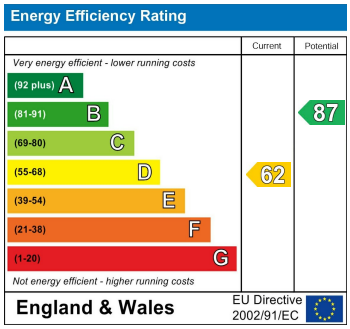
*Please note all dimensions and descriptions are to be used as a guide only by any prospective tenant and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at https://checker.ofcom.org/

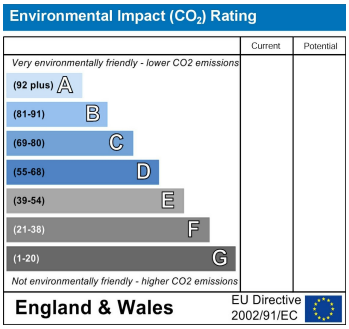


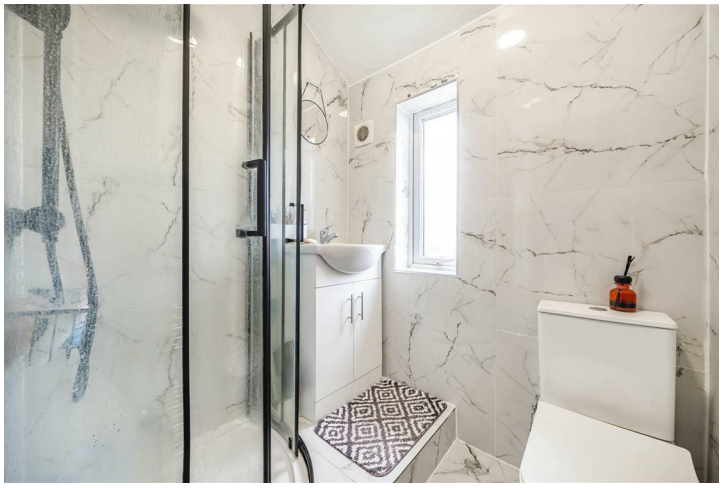
LAKIN & CO

Hilliards Road, Uxbridge UB8 3TA

£1,775 PCM



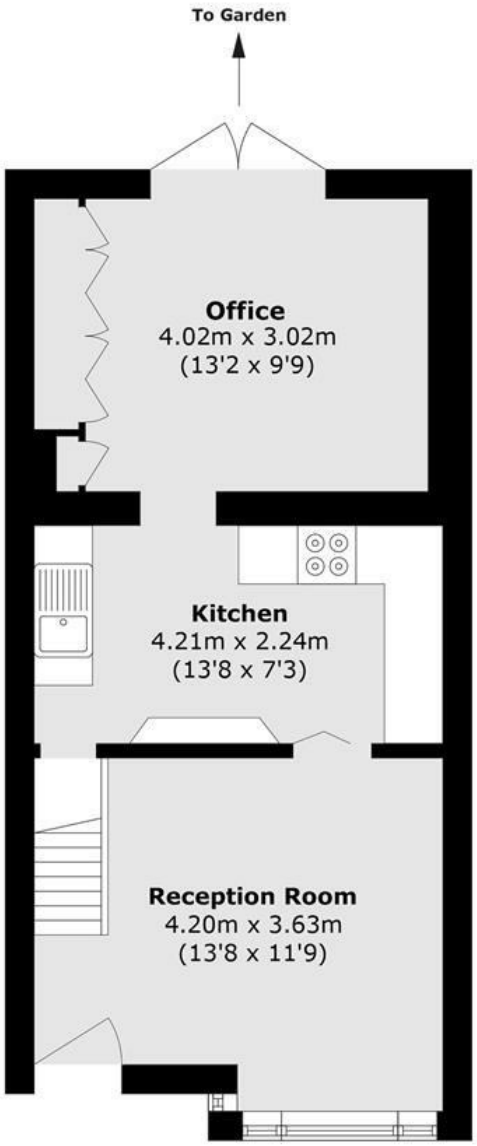




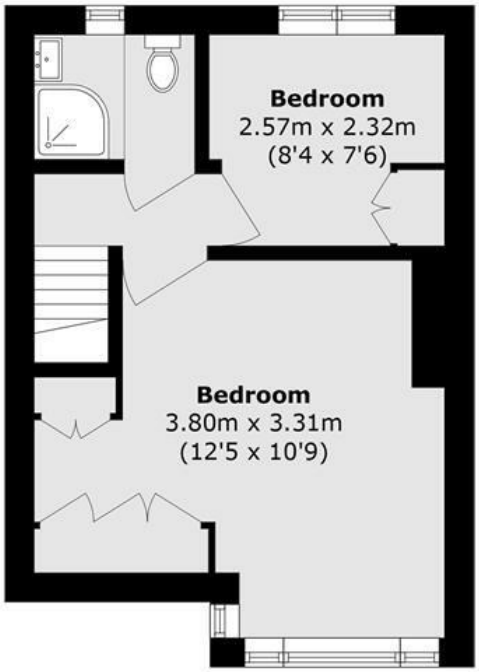
LAKIN & CO

Hilliards Road, Uxbridge UB8 3TA

£1,775 PCM



Ground Floor



First Floor

Total area (approx.): 64.2 sq. m (691.0 sq. ft)

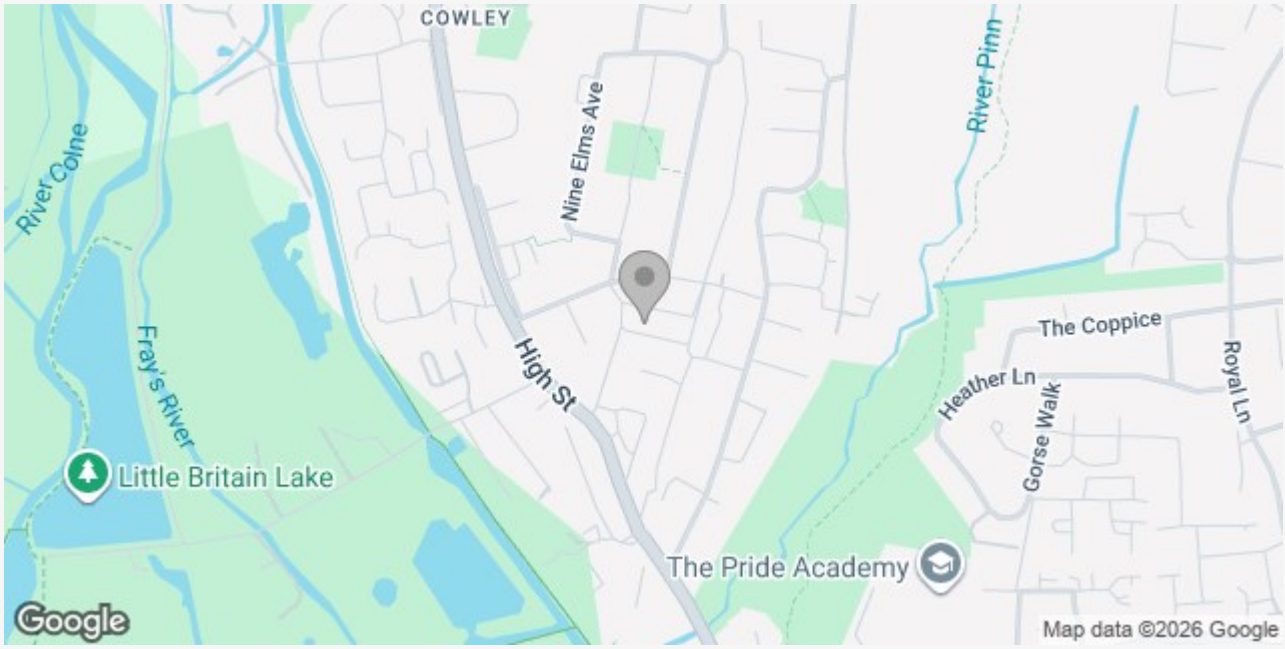
These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas,measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed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

01895 544 555 | sales@lakinandco.com | lettings@lakinandco.com | www.lakinandco.com

LAKIN & CO

Hilliards Road, Uxbridge UB8 3TA

£1,775 PCM



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.

59, Swakeleys Road Ickenham, UB10 8DG | 01895 544 555 | sales@lakinandco.com | lettings@lakinandco.com | www.lakinandco.com