LAKIN & CO

5 Bedroom House - Semi-Detached | 2 Bathroom | 2 Reception

Orchard Close, Uxbridge UB9 4BB

£2,875 PCM

- 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

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

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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: £2,875 PCM
Deposit: £3,317.30 (5 weeks' rent)
Holding deposit: 1 week's rent £663.46 (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):

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

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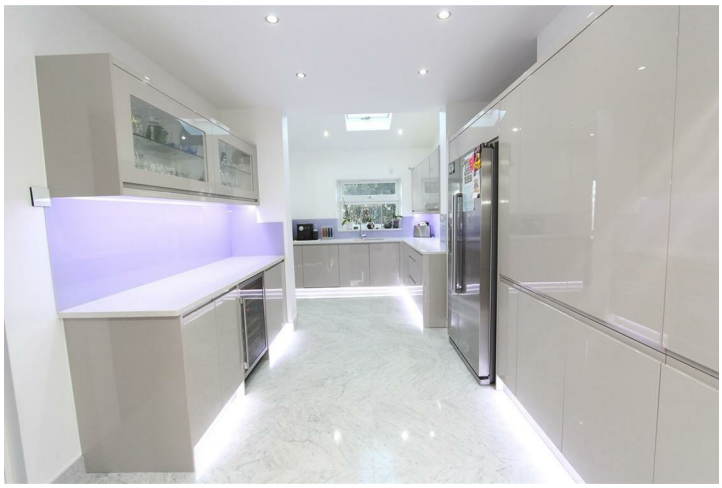

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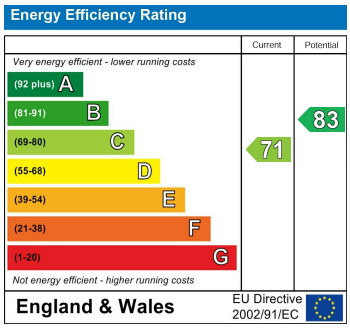

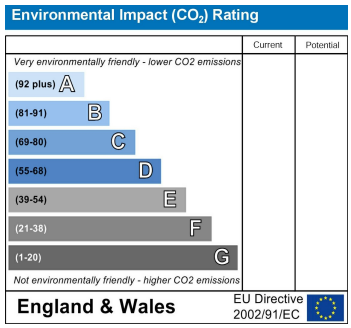

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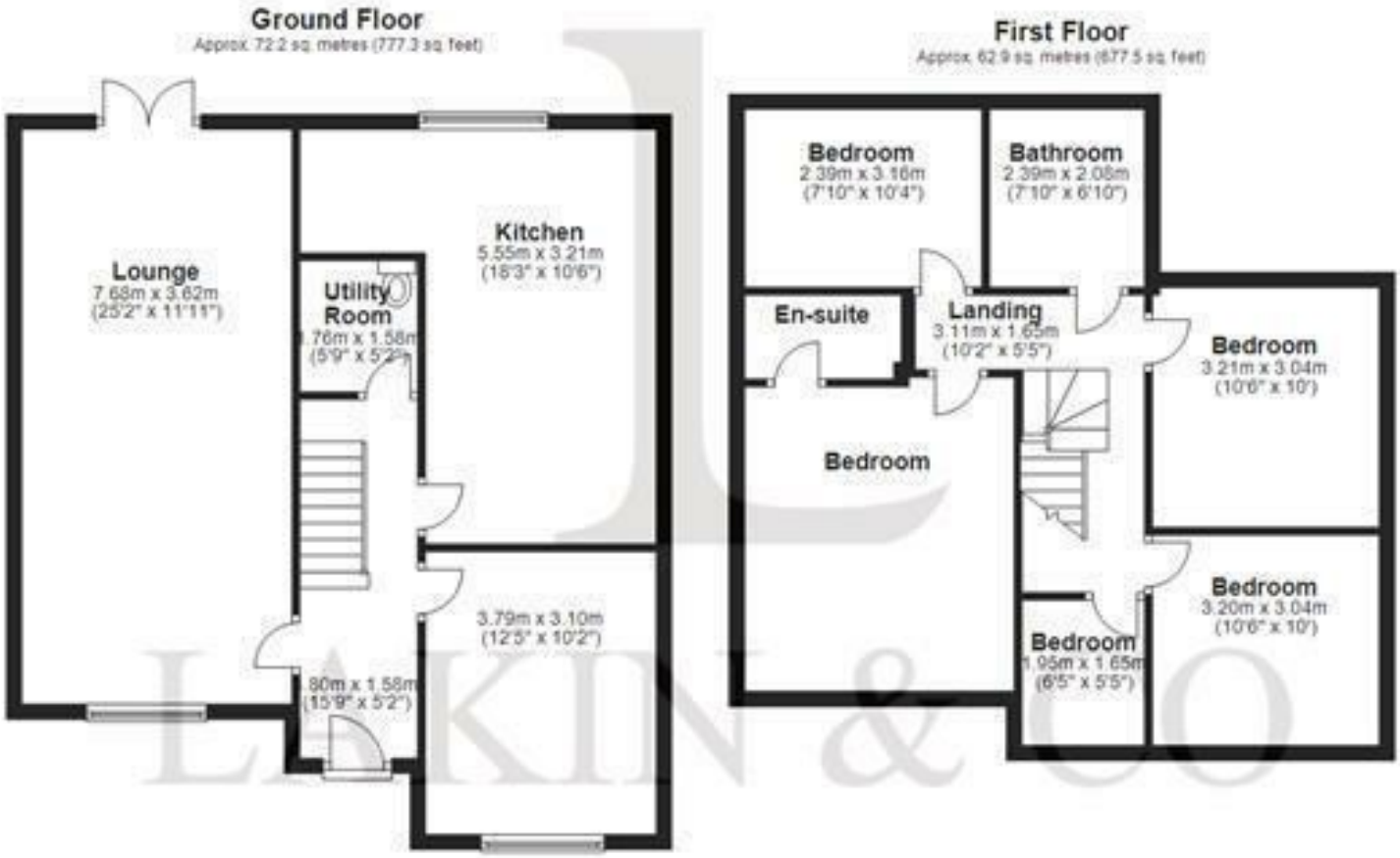

Total area: approx. 135.2 sq. metres (1454.8 sq. feet)

This floorplan is not to scale. It is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed.
Plan produced using PlanUp.

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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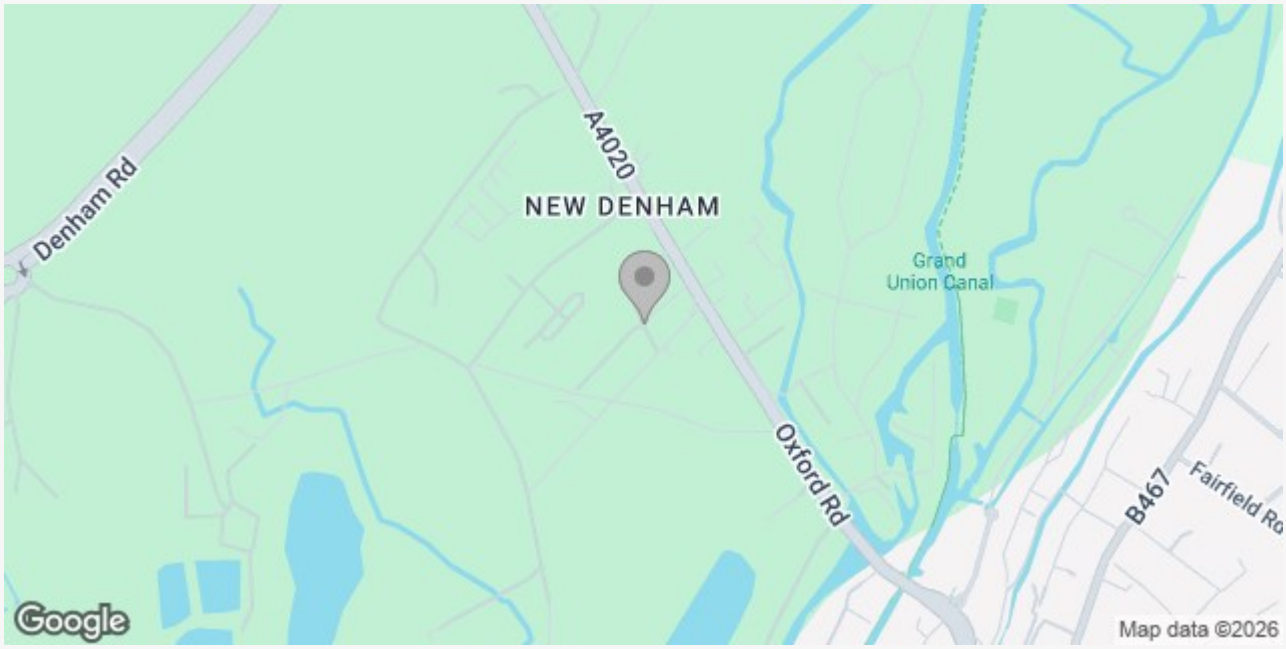

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LAKIN & CO – YOUR LOCAL ESTATE AGENT

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.

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