



- Three Bedroom
- No Upper Chain
- Potential For Extension (stpp)
- Good Condition
- Gas Central Heating
- Semi Detached
- Off Street Parking
- Quiet Residential Location
- Double Glazing
- EPC Rating D

A three bedroom semi detached family home finished to a good standard throughout offered to the market with no upper chain.

The property briefly comprises; entrance hallway with doors leading to living room which is open plan into dining area, fitted kitchen with wall & base units and downstairs W.C. To the first there are three well proportioned bedrooms the first and second benefitting for built in wardrobes and family bathroom. To the rear of the property is the garden which is mostly laid to lawn with patio area and to the front is own driveway providing off street parking.

Conveniently located within a short drive of Uxbridge town centre, the home offers easy access to a range of local amenities, shops, and transport links.

Tenure: Freehold
Local Authority: London Borough Of Hillingdon
Council Tax Band: D

Internet Speed: Download - (up to) 5000 Mbps Upload - (up to) 5000 Mbps

Mobile Coverage (Indoor):

EE - Good outdoor & variable in home
Three - Good outdoor & in home
O2 - Good outdoor
Vodafone - Good outdoor

*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.org.uk/>

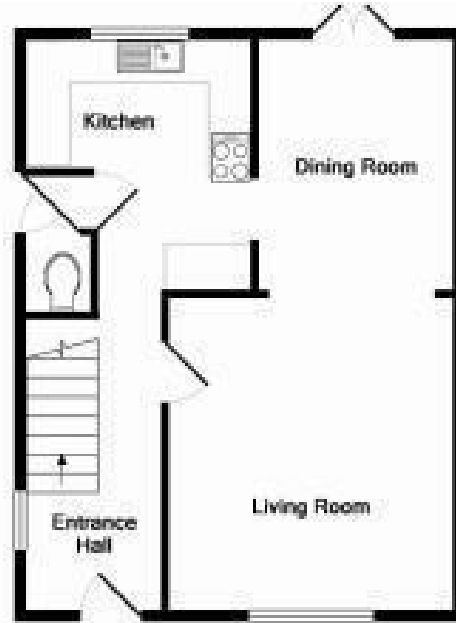




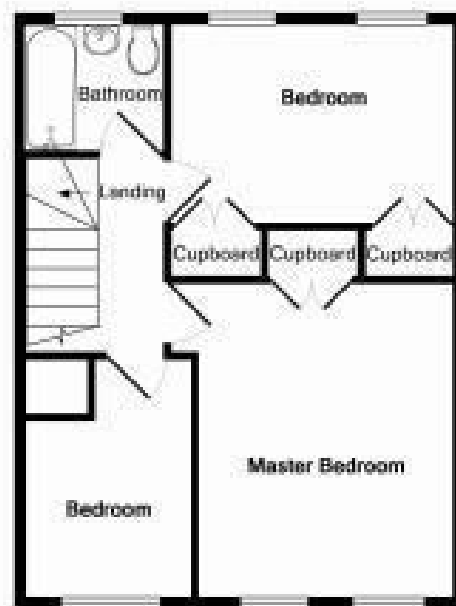


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		86
	66	
England & Wales	EU Directive 2002/91/EC	

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



GROUND FLOOR
APPROX. FLOOR
AREA 422 SQ.FT.
(39.2 SQ.M.)

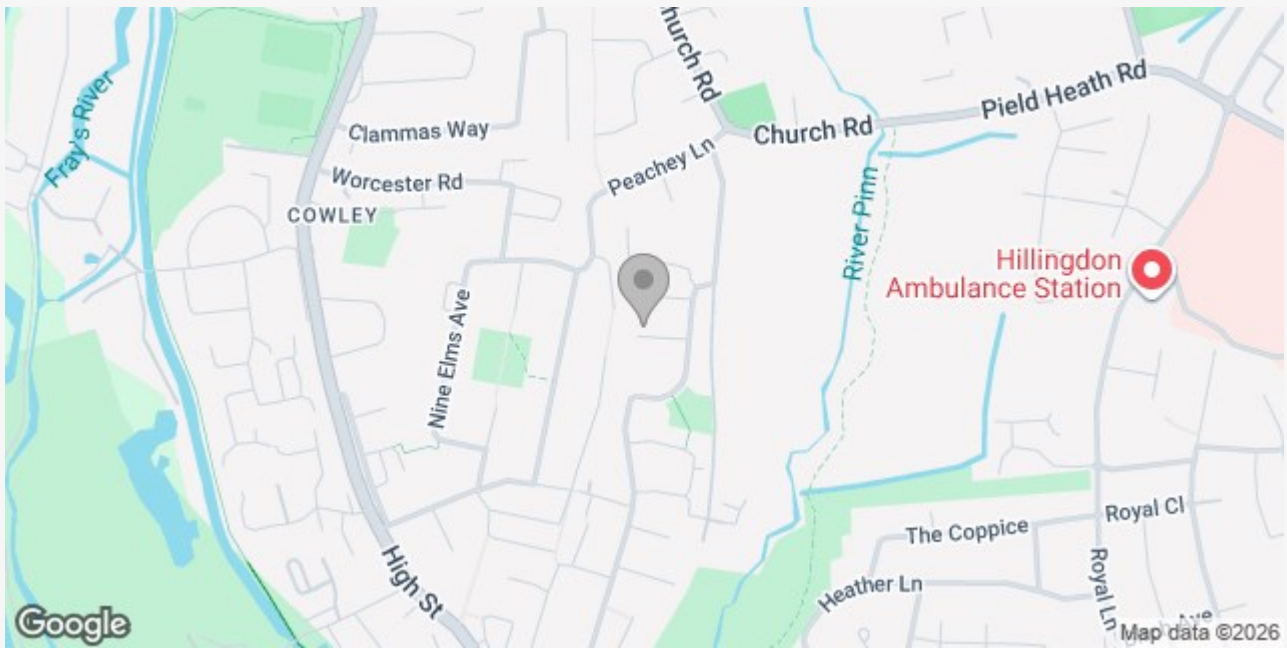


1ST FLOOR
APPROX. FLOOR
AREA 422 SQ.FT.
(39.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 845 SQ.FT. (78.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of stairs, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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