



- THREE Bedroom End of Terrace
- Tiled Bathroom
- Private Garden
- Walking Distance of Uxbridge Town Centre
- Available 10th June, Unfurnished
- Modern Fitted Kitchen
- Downstairs W/C
- Rear Parking
- Close to A40/M40/M25 Motorway Junctions
- EPC Rating - B

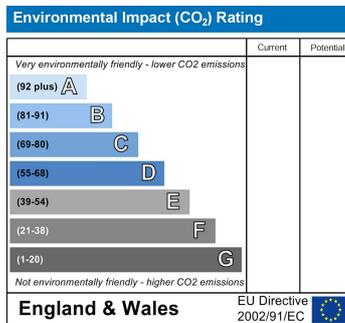
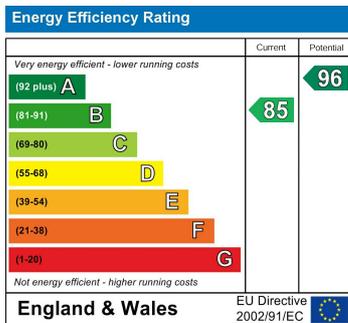
Lakin & Co are extremely proud to present to the market this THREE bedroom end of terrace set in the well sought after St Andrew's Park development. Superbly located for access to Uxbridge Town Centre, motorway links, Stockley Business Park, Hillingdon Hospital and Heathrow Airport.

The property welcomes you into a bright spacious hallway with a modern fitted kitchen to your right, a downstairs W/C and spacious lounge/dining area, leading onto a private rear garden. Upstairs you have a large family bathroom, two double bedrooms, the master of which boasts fitted wardrobes and a third single bedroom/office.

At the heart of Uxbridge, this location is only a short drive to the A40/M40/M25 motorway links for access into London and surrounding counties and a few minutes walk to Uxbridge Train Station (Metropolitan and Piccadilly Lines). Also within close proximity of Brunel University, Hillingdon Hospital & Stockley Business Park.

Available 10th June 2019, unfurnished.

Please note all dimensions and descriptions are to be used as a guide only by any prospective tenant\*



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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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.