



- ONE Bedroom End Terrace
- Freehold
- Modern Fitted Kitchen
- Gas Central Heating
- Close to Uxbridge Town Centre
- Quiet Cul-de-sac
- Spacious Lounge
- Tiled Bathroom
- Garage
- EPC Rating D

Nestled away in a quiet cul-de-sac within walking distance of Uxbridge Town Centre, this modern ONE bedroom FREEHOLD end of terrace house is ideal for first time buyers and investors looking to purchase close to town centre amenities.

The property comprises; entrance porch, spacious lounge, modern fitted kitchen, large under stair cupboard, stairs leading to landing with an airing cupboard, recently refurbished modern tiled bathroom with double shower and a spacious double bedroom with a fitted wardrobe.

Further benefits include; modern decor, gas central heating, double glazing, loft access for storage, front outside space, residents permit parking and own garage. Uxbridge Town Centre provides the Metropolitan & Piccadilly Lines, shops bars, restaurants. Scenic walks can be taken close by with access to the Grand Union canal and Colne Valley Regional Park.

A40/M40/M25/M4 motorway junctions close by providing easy access into Central London, Home Counties and Heathrow Airport. Brunel University, Bucks University, Stockley Business Park and Hillingdon Hospital a short distance away.

Entrance porch - Door to reception room.

Reception room 13'0 x 12'0 (3.96m x 3.66m)  
Front and side aspect windows, radiator, wood laminate floor, under stairs cupboard.

Kitchen 7'0 x 6'7 (2.13m x 2.01m)  
Matching wall and base units, work tops, integrated fridge, sink unit, space and plumbing for w/m, electric oven, gas hob, boiler, front aspect window.

First floor landing  
Built in cupboard, carpet, access to loft space.

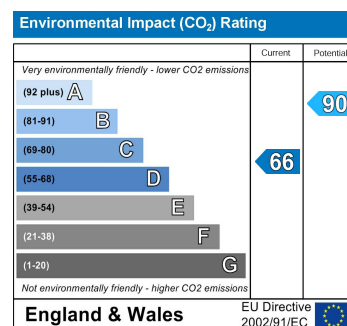
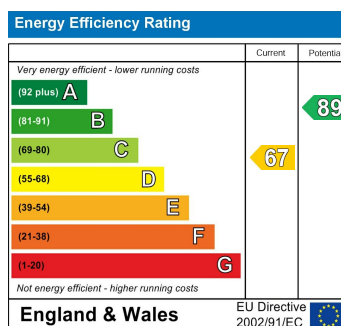
Bedroom 13'0 x 9'4 (3.96m x 2.84m)  
Front aspect window, radiator, carpet, built in cupboard with sliding door.

Bathroom/wc 7'0 x 6'7 (2.13m x 2.01m)  
Double shower, wash hand basin, low level WC, tiled walls,

heated towel rail, front aspect window.

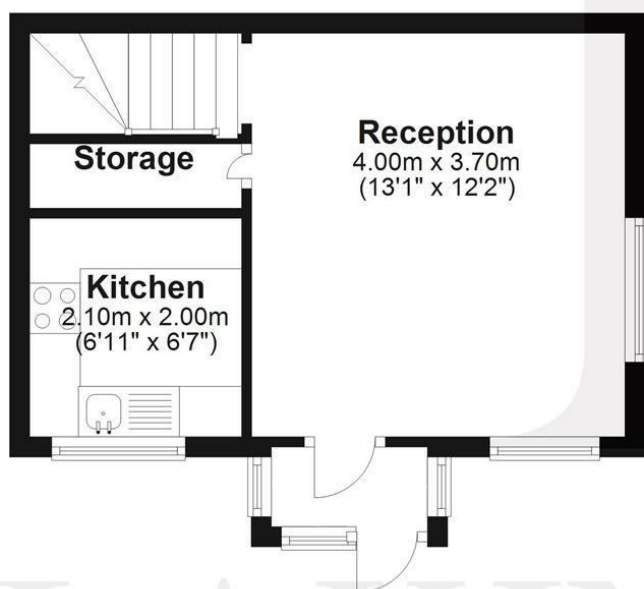
Garage 16'3 x 8'8 (4.95m x 2.64m) - Up and over door with lock.

\*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.



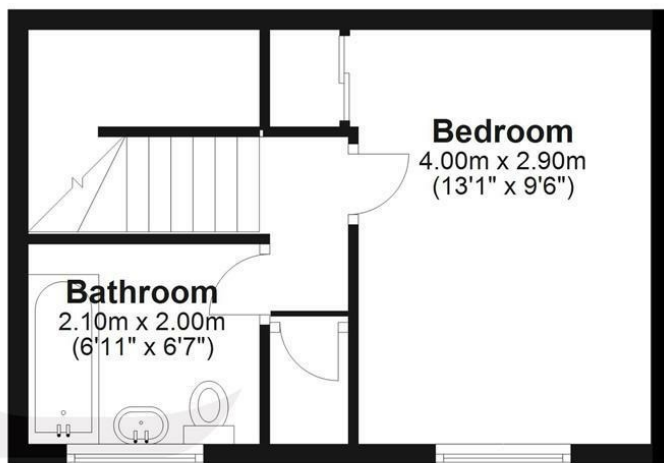
### Ground Floor

Approx. 24.6 sq. metres (265.1 sq. feet)



### First Floor

Approx. 24.7 sq. metres (266.4 sq. feet)



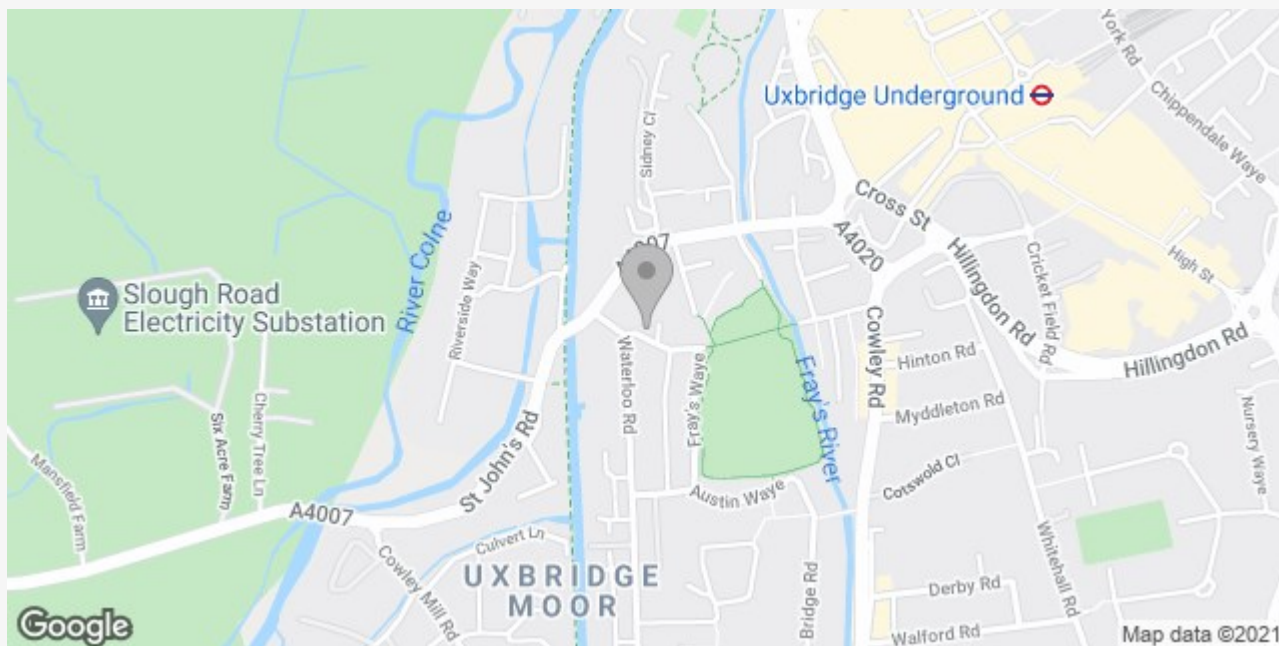
**Total area: approx. 49.4 sq. metres (531.5 sq. feet)**

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.





## 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.