



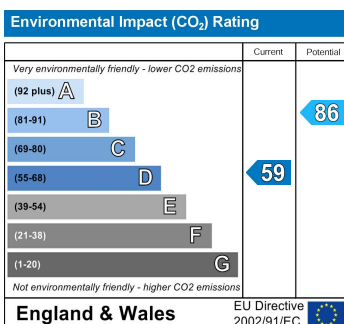
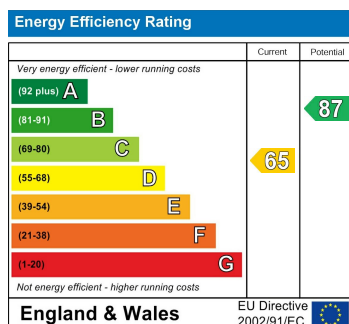
- Three Bedrooms
- Off Street Parking
- Potential To Extend (stpp)
- Double Glazing
- Viewing By Appointment Only
- Semi Detached
- Private Rear Garden
- Good Order Throughout
- Gas Central Heating
- EPC Rating D

A three bedroom semi-detached family home situated on Kingston Lane in Uxbridge with potential for extension (stpp). Finished to a good standard throughout this property would be ideal for the growing family.

The property briefly comprises: entrance hallway with doors leading too, front reception room with bay window and fire place, open plan kitchen/diner with wall and base units. To the first floor there are three good sized bedrooms and a white suite family bathroom. To the rear is a well maintained garden which is mostly laid to lawn with patio area and to the front is off street parking.

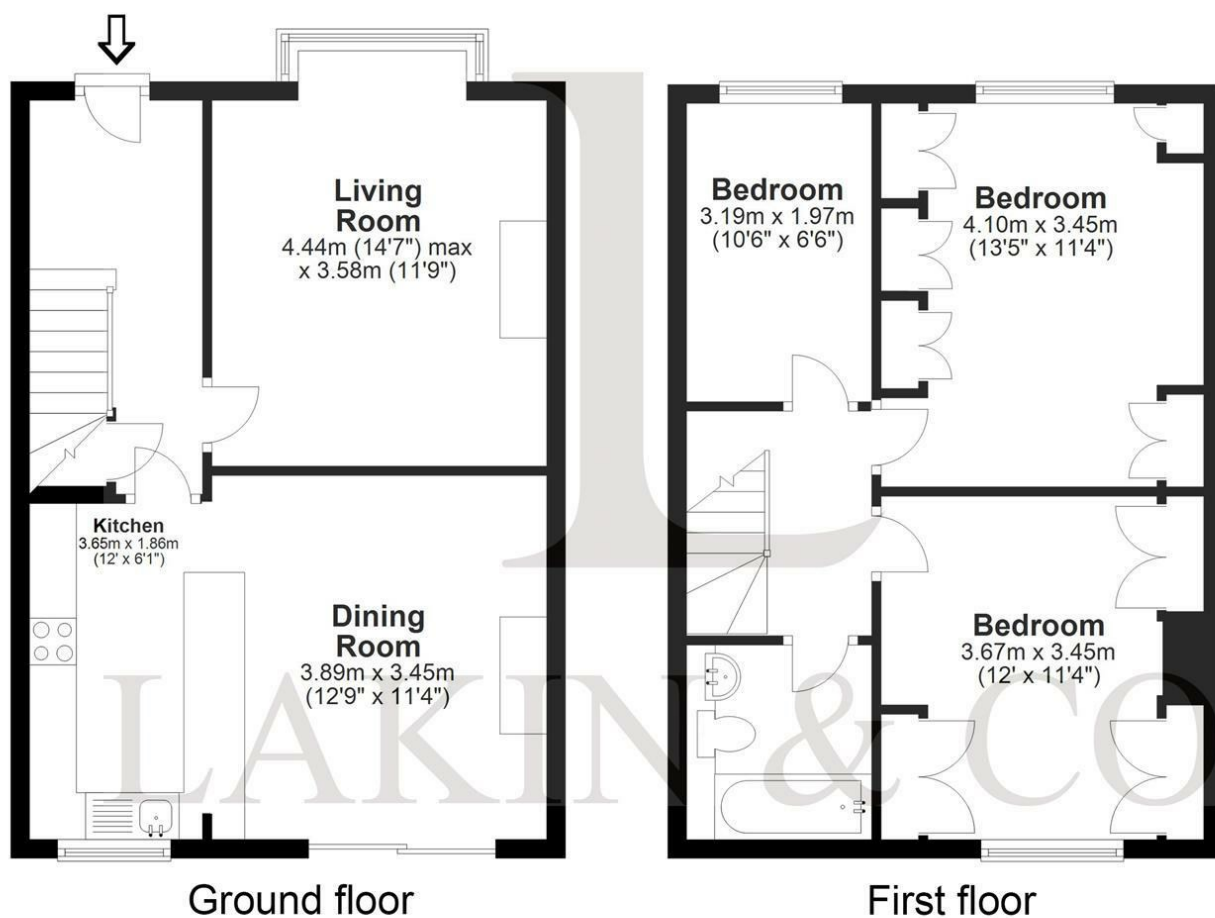
Situated on Kingston Lane in Uxbridge close by to the favoured Bishophalt secondary school, Hillingdon Primary School, Brunel university and Hillingdon hospital. For motorists the M40/A40 & M25 are within a short drive. Uxbridge with its shopping centres and Metropolitan and Piccadilly Lines are also a short drive away. T

\*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.





Approx Gross Internal Area 86 Sq M - 930 Sq Ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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.