



- Four Bedrooms
- Two Garages
- Potential For Further Extension (stpp)
- North Uxbridge Location
- Gas Central Heating

- Detached
- Ample Off Street Parking
- Quiet Cul-De-Sac
- Double Glazing
- EPC D

A spacious four-bedroom detached family home located in a rarely available and sought-after North Uxbridge cul-de-sac offering huge potential for extension (stpp). Within a reasonable walking distance from the town centre's multiple shopping/leisure facilities and tube station, Hillingdon Leisure Centre, Uxbridge Common and also within the catchment area for renowned local primary and secondary schools.

The property briefly comprises; entrance into porch, leading in to hallway with doors to open plan lounge / diner which over looks the rear garden via patio doors, fitted kitchen with wall and base units, utility room with internal access to the garage and downstairs W.C. To the first floor there are four well proportioned bedrooms all of which have built in wardrobes and a family bathroom with separate W.C. To the rear of the property is a well maintained rear garden which has access to another garage and workshop. To the front is off street parking for several cars and access to both garages.

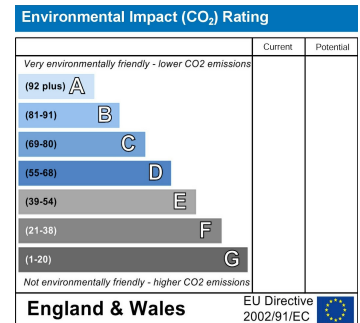
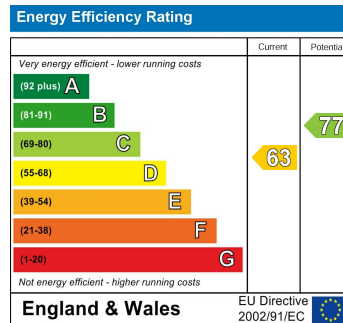
For the motorist the property is also well placed for access to A40/M40/M25 junctions providing swift access into central London and the home counties.

\*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.\*

**DISCLAIMER**

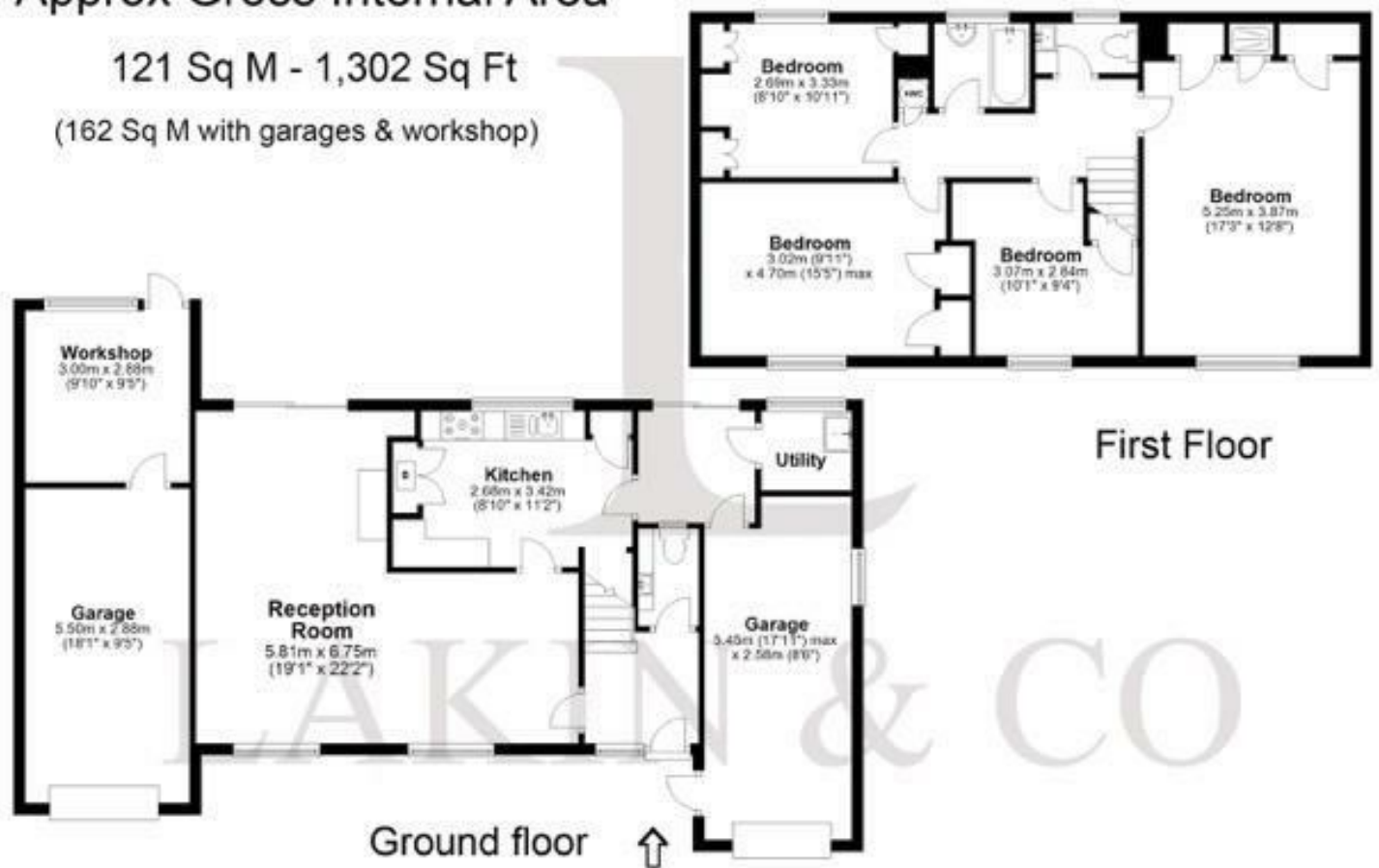
These particulars are a general guide only for prospective buyers. They do not form part of any contract. Services, systems and appliances have not been tested.

Buyers information: In accordance with HMRC Anti Money Laundering Regulations a buyer(s) must attend our office to provide Photo Identification and Proof of Address (valid in last 3 months).



## Approx Gross Internal Area

121 Sq M - 1,302 Sq Ft  
(162 Sq M with garages & workshop)



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.



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