



- Three Bedrooms
- Off Street Parking
- Tree Lined Road
- No Upper Chain
- Gas Central Heating

- Detached
- Detached Garage
- Extension Potential (STPP)
- Double Glazing
- EPC Rating E

A three bedroom 1930's detached family home positioned in a sought after location in North Uxbridge. Boasting bright and airy rooms with character charm throughout, this property is offered to the market with no upper chain. Briefly comprising; large entrance, downstairs w/c, modern fitted kitchen, dining room, spacious lounge with doors leading to patio and garden. First floor provides a large landing, bathroom, separate w/c and three double bedroom. Extensive well maintained gardens and driveway with detached garage.

The property is just a short walk of Uxbridge Town Centre which offers an array of excellent High Street shops, bars, restaurants and shopping centres. It also houses the Metropolitan and Picadilly Lines. For the motorist, the A40/M40/M25 junctions are located approximately two minute drive away which provides swift access into Central London and home counties. Sought after local primary and secondary schools within a short distance namely Hermitage Primary School and Vyners Secondary School. Other local amenities include Hillingdon Leisure Centre and Uxbridge Common also within a short walk.

\*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:

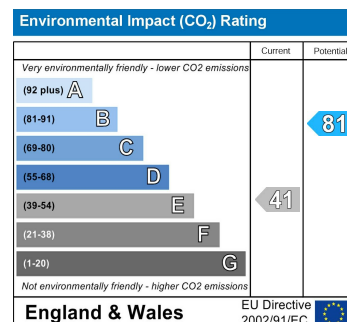
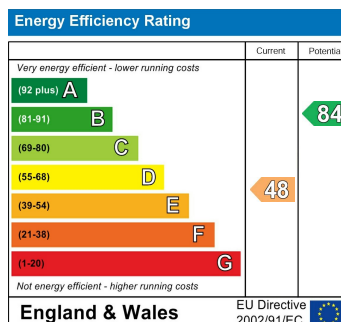
These particulars are a general guide only for prospective buyers. They do not form part of any contract. Services, systems and appliances have not been tested.

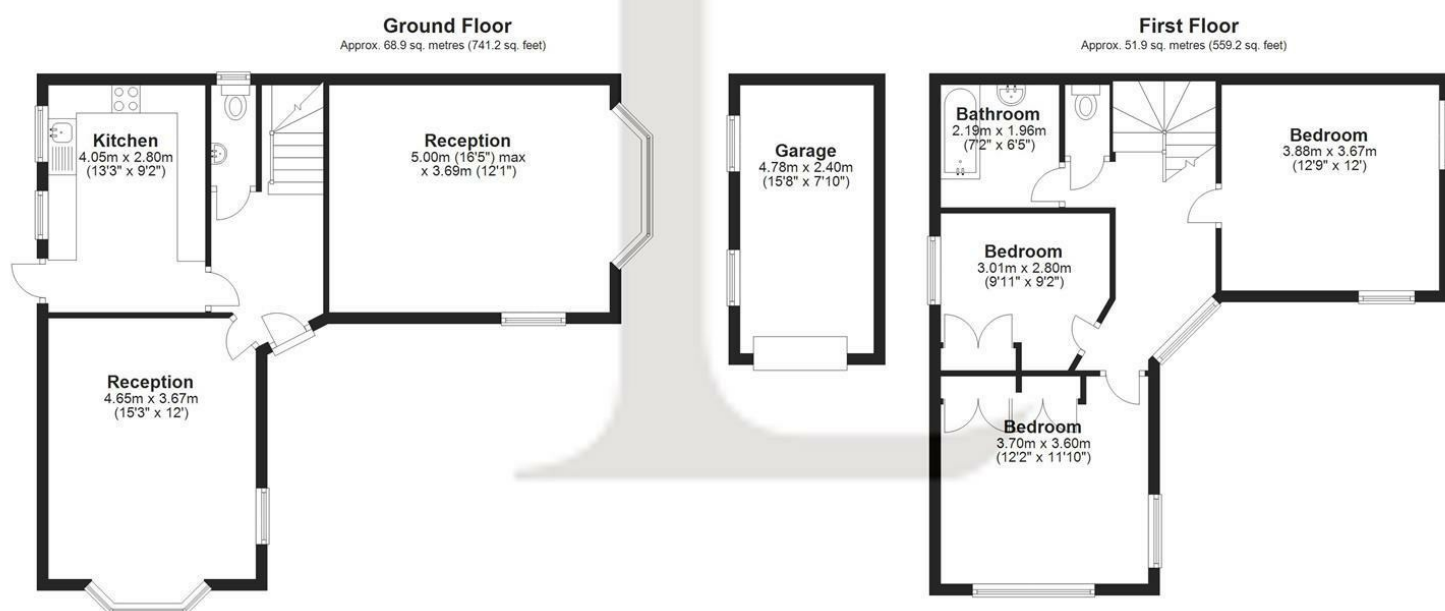
#### Buyers information:

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).

#### Referral fees:

We can refer you to recommended providers of services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use their service



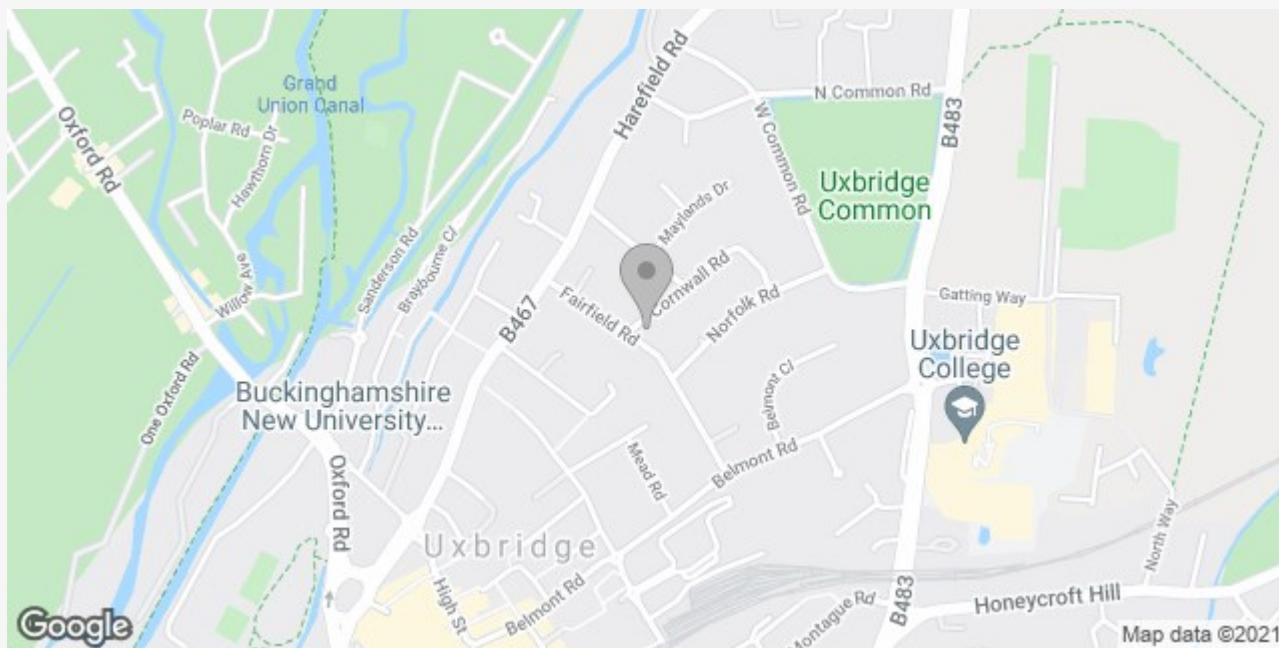


Total area: approx. 120.8 sq. metres (1300.4 sq. feet)

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.





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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.