



- One Bedroom
- Freehold
- Garage
- Quiet Cul-De-Sac
- Double Glazing
- No Upper Chain
- Own Private Garden
- Walking Distance To Uxbridge Town Centre
- Gas Central Heating
- EPC Rating D

Nestled away in a quiet cul-de-sac this one bedroom FREEHOLD semi detached house is offered to the market with NO upper chain. This property would be 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, modern tiled bathroom and a spacious double bedroom with a fitted wardrobe. To the front is own private garden which is ideal for the summer months and to the side is access to private 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.

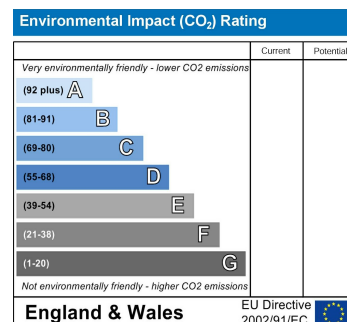
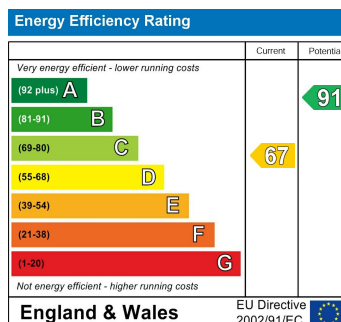
Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract.

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.

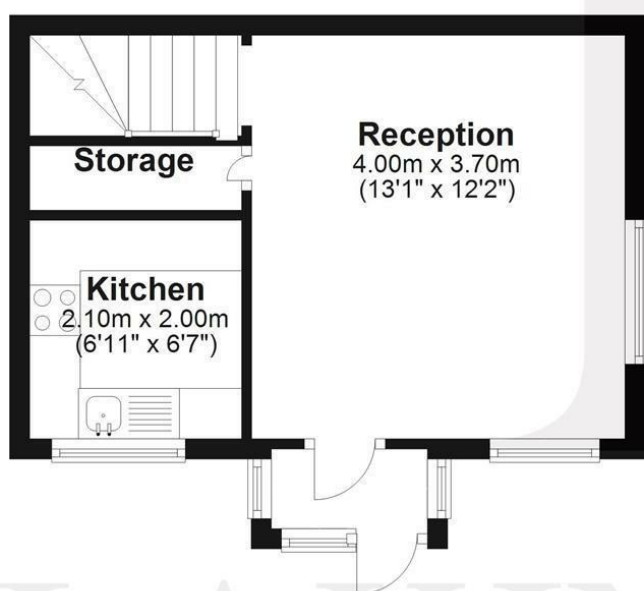
Buyers information:

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).



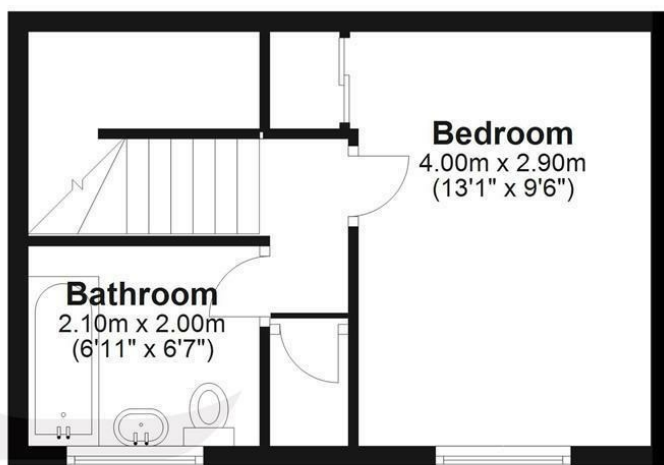
Ground Floor

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



First Floor

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

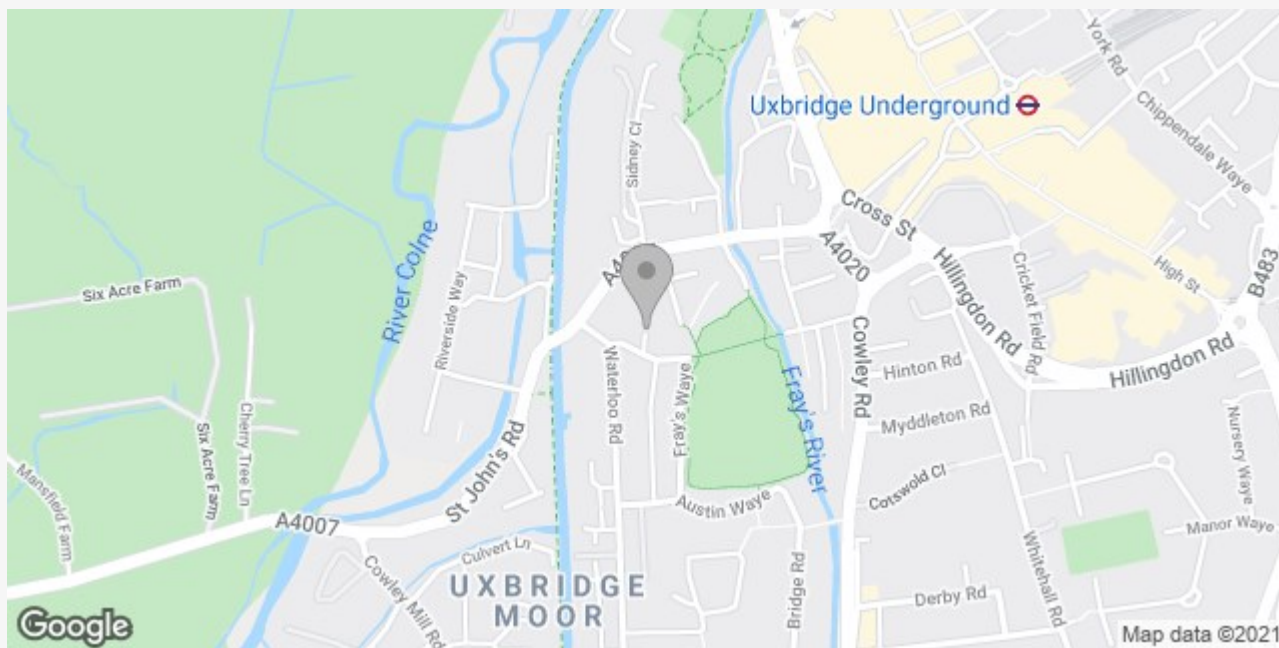


Total area: approx. 49.4 sq. metres (531.5 sq. feet)

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.



rightmove

Zoopa.co.uk

PrimeLocation.com

homes24.co.uk

Homes & Property

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.