LAKIN & CO

3 Bedroom House - Semi-Detached | 1 Bathroom | 1 Reception

St. Luke Close, Uxbridge UB8 3SN

Guide Price £475,000

- Three Bedroom Semi-Detached
- Cul-De-Sac Location
- Two Reception Rooms
- Close to Brunel University & Hillingdon Hospital
- Excellent Road Links M4/M25
- No Onward Chain
- Planning Permission for Extension
- Front & Rear Garden
- Short Distance Of Uxbridge Town Centre
- EPC Rating D

122 High Street, Uxbridge, Middlesex, UB8 1JT | 01895 544 555
enquiries@lakinandco.com | www.lakinandco.com

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Lakin & Co are pleased to offer for sale this three bedroom semi detached house on St Lukes Close, Cowley situated in a quiet cul-de-sac location. The property is a blank canvas and has planning permission granted for a rear extension and loft conversion. The plan was to create 6 rooms and 6 bathrooms with the planning consent, but any buyer will need to make there own enquiries.

The property comprises entrance hall, reception room, fitted kitchen, dining room, three first floor bedrooms, fitted bathroom and ample storage throughout. Externally the property has front and rear gardens along with further storage units.

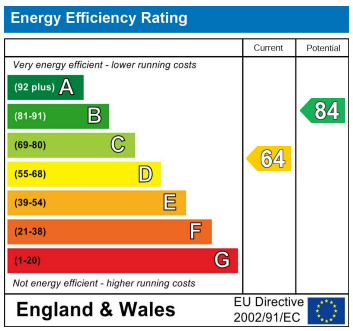
St Lukes Close is situated in Cowley and is within close proximity to local amenities, transport links and schools. West Drayton is a short commute allowing access to the West Drayton Station along with being a short drive from the M4/M25 motorway links.

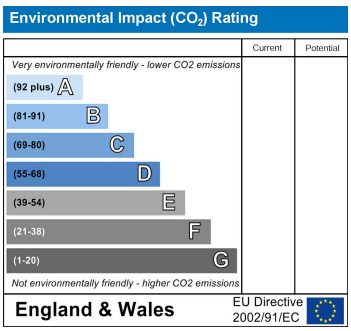
Being sold with no onward chain.

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).





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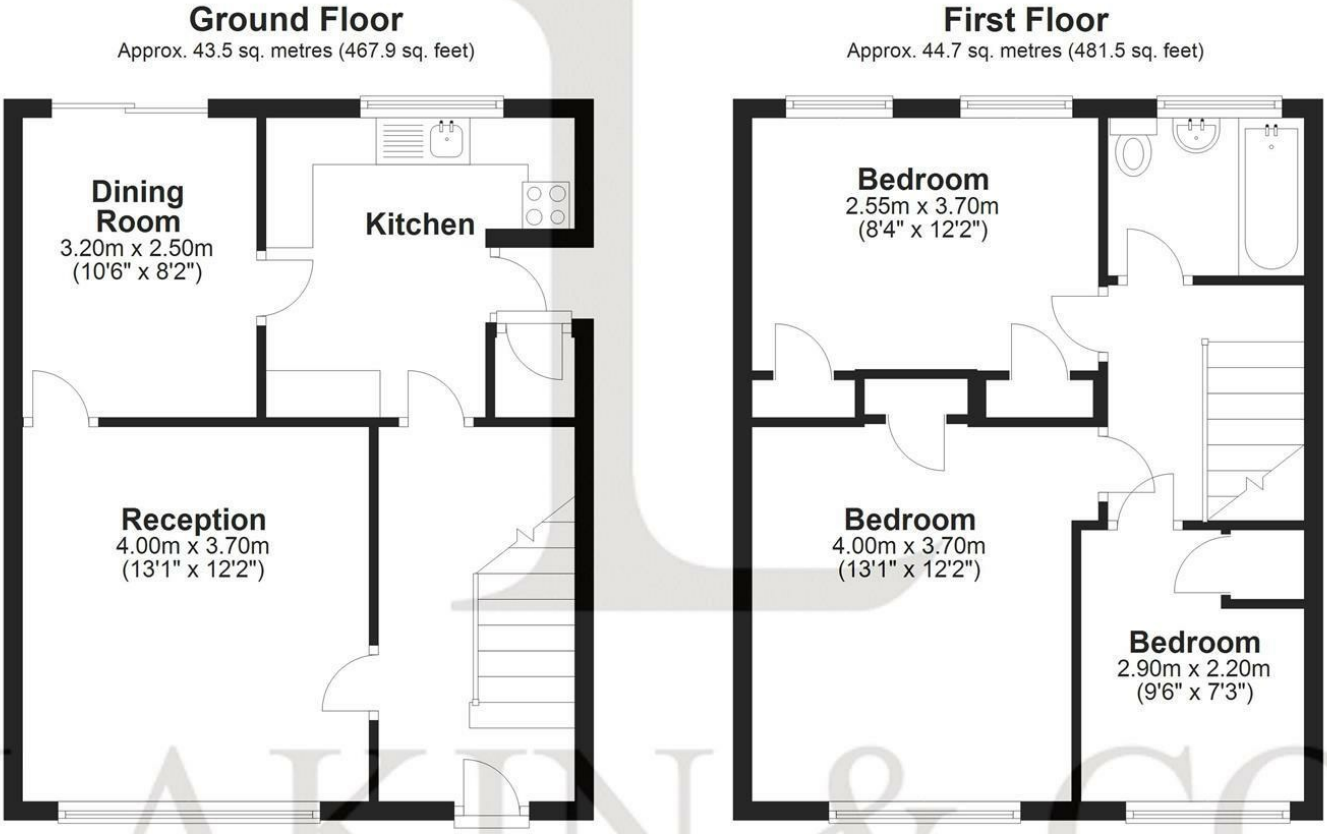

Total area: approx. 88.2 sq. metres (949.4 sq. feet)

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.

6 St Lukes Close, Uxbridge

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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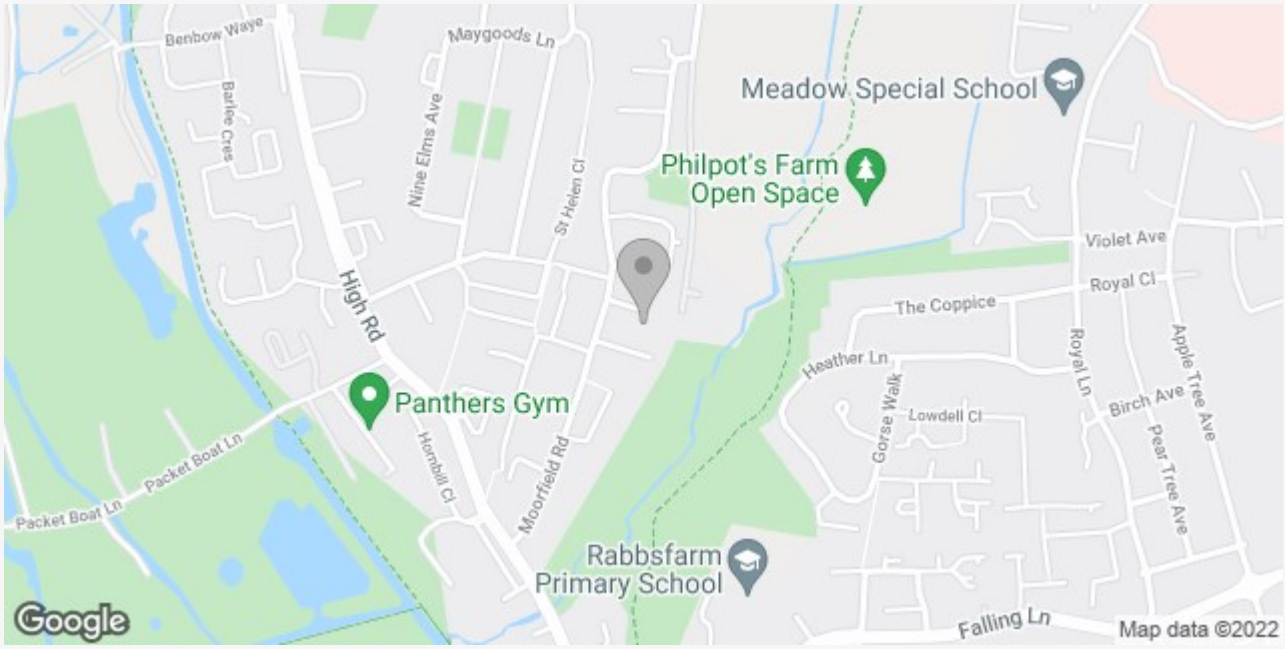

LAKIN & CO – YOUR LOCAL ESTATE AGENT

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.

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