



- THREE Bedroom Detached House
- Dining Room
- Fitted Wardrobes
- Gas Central Heating
- Garage & Workshop

- Lounge
- Bathroom With Shower
- Garden With Patio
- Off Street Parking
- EPC Rating D

Lakin & Co are pleased to offer this THREE bedroom detached house, situated just off the Uxbridge Road in a popular and well sought after location.

The property briefly comprises; porch, entrance hall, large through lounge with bay window, dining area with patio doors to patio. Upstairs includes; landing, TWO double bedrooms, good size single all with fitted wardrobes and bay window to the master.

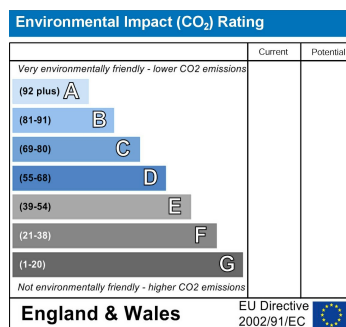
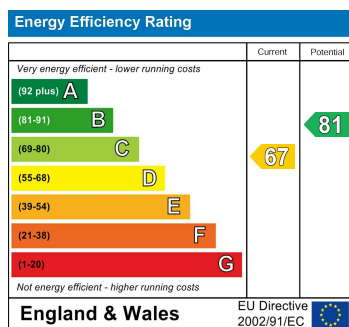
Externally there is a well maintained rear garden, a good sized garage, workshop and a driveway providing parking for TWO cars.

Further benefits include; gas central heating, double glazing and neutral décor throughout. Superbly located for Uxbridge, excellent local primary and secondary schools and road and rail links nearby including A40/M40/M25.

Available immediately unfurnished.

Local authority: Hillingdon Council
Council tax band: F

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



Charville Lane West, UB10

Approximate Area = 1201 sq ft / 112 sq m (includes garage)

Outbuilding = 47 sq ft / 4 sq m

Total = 1248 sq ft / 116 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñcheom 2022. Produced for Lakin & Co. REF: 830632

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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