



- THREE Bedrooms
- No Chain
- Beautiful Rear Garden
- Immaculate Contemporary Condition Throughout
- Extension Includes Top Spec Kitchen & Bi-Folds
- Downstairs W/C
- Oak Farm Development
- Rear Service Road To Garage
- Loft Conversion Potential S.T.P.P
- EPC Rating E

A Luxurious and Contemporary extended THREE Bedroom family home, situated in the heart of the Oak Farm Development and offered to the market with NO ONWARD CHAIN.

This property is finished to an extremely high standard and benefits from:

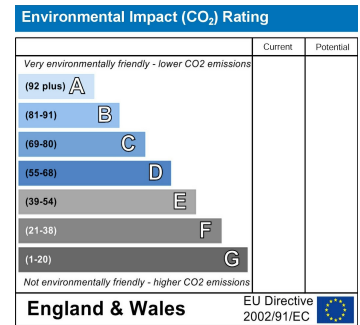
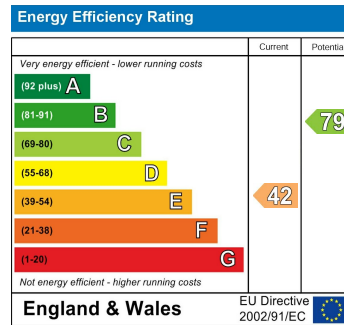
- New gas central heating and plumbing system
- Extended
- Downstairs W/C
- Rear service road to large garage/workshop
- Newly fitted kitchen dated within the last 3 years
- Bi-Fold doors leading to garden
- Driveway for 2 cars.

Work had previously also been started on converting the loft space, with a well built staircase currently going up to the loft, all you would need to do to finish this is create a Dormer loft conversion to the rear, you would have to go via the relevant planning permissions in order to do this.

The property is situated on Oakleigh Road on the Oak Farm Development which is close by to Hillingdon parade and offers a wide variety of coffee shops, cafes, restaurants and convenience stores. It also a 15 minute walk from Hillingdon Underground Station with access to the Metropolitan and Piccadilly Lines which get you in to Central London within the hour. The A40/M40/M25 are also nearby which provide you swift access to London and Home Counties. For families there are a number of highly regarded primary and secondary school within the area.

Please note the EPC was done prior to work commencing and may or may not be reflective of the current rating.

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.



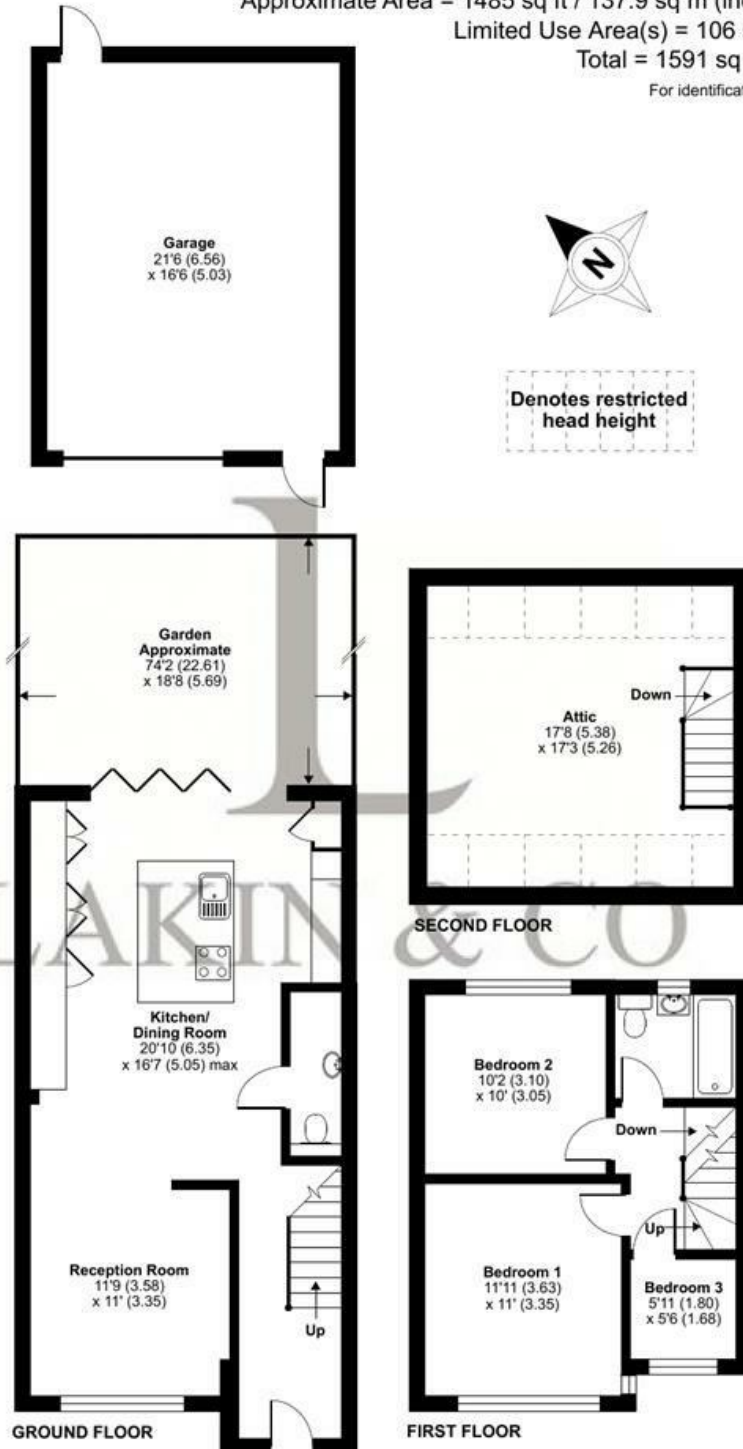
Oakleigh Road, Uxbridge, UB10

Approximate Area = 1485 sq ft / 137.9 sq m (includes garage)

Limited Use Area(s) = 106 sq ft / 9.8 sq m

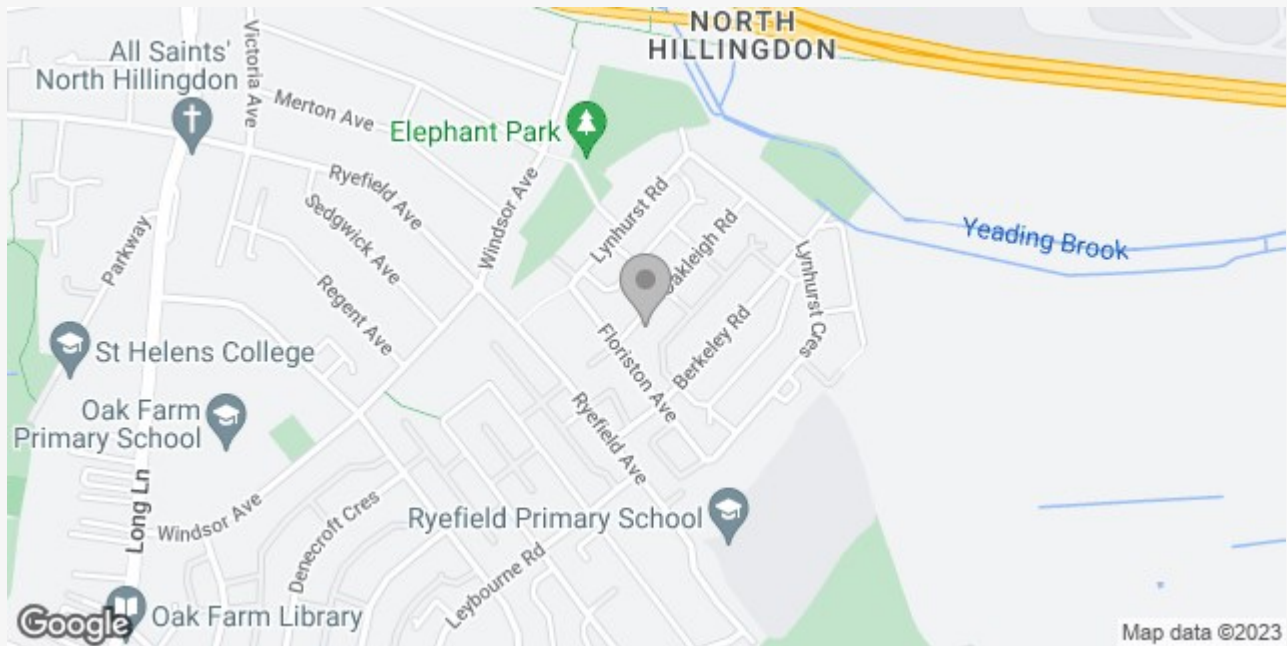
Total = 1591 sq ft / 147.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñcheom 2021. Produced for Lakin & Co. REF: 840813.

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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