

- FIVE Bedroom Semi Detached
- Dining Room
- Gas Central Heating & Double Glazing
- Utility Room / WC
- Off Street Parking

- Gated Private Close
- Luxury Modern Fitted Kitchen
- Bathroom With Separate Shower
- Private Rear Garden
- EPC Rating C

A modern FIVE bedroom semi detached family home in a private gated road is located less than a mile from Uxbridge High Street and Tube Station.

Ground floor comprises; a bright entrance hall, spacious lounge with wood flooring and french doors leading to patio, a large modern fitted high end kitchen with under counter lighting, Neff three in one double oven, of which one is a microwave, oven and plate warmer, integrated Bosch dishwasher, American style Samsung fridge freezer, wine cooler, door leading to garden and ample natural light with velux windows. Dining room with bay window and feature fire place (chimney not in use). WC/Utility room with Samsung washing machine and dryer.

First floor comprises; master bedroom with en-suite shower room, three further double bedrooms, fitted wardrobes to two of the double bedrooms, a single bedroom, modern tiled bathroom with separate shower cubicle

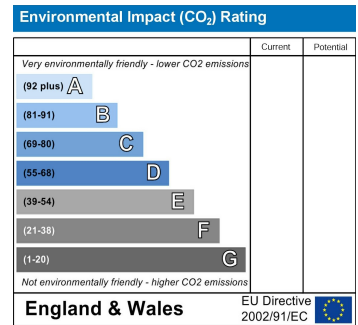
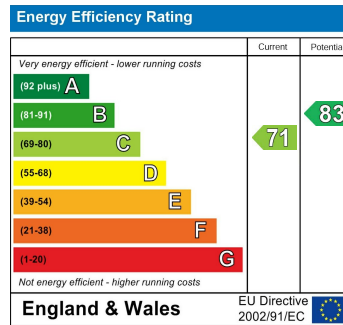
Further benefits include; ADT burglar alarm which if required, touch control light switches, gas central heating, double glazing. off street parking and a garage. Large well maintained private rear garden with patio areas, access to detached garage and garden shed.

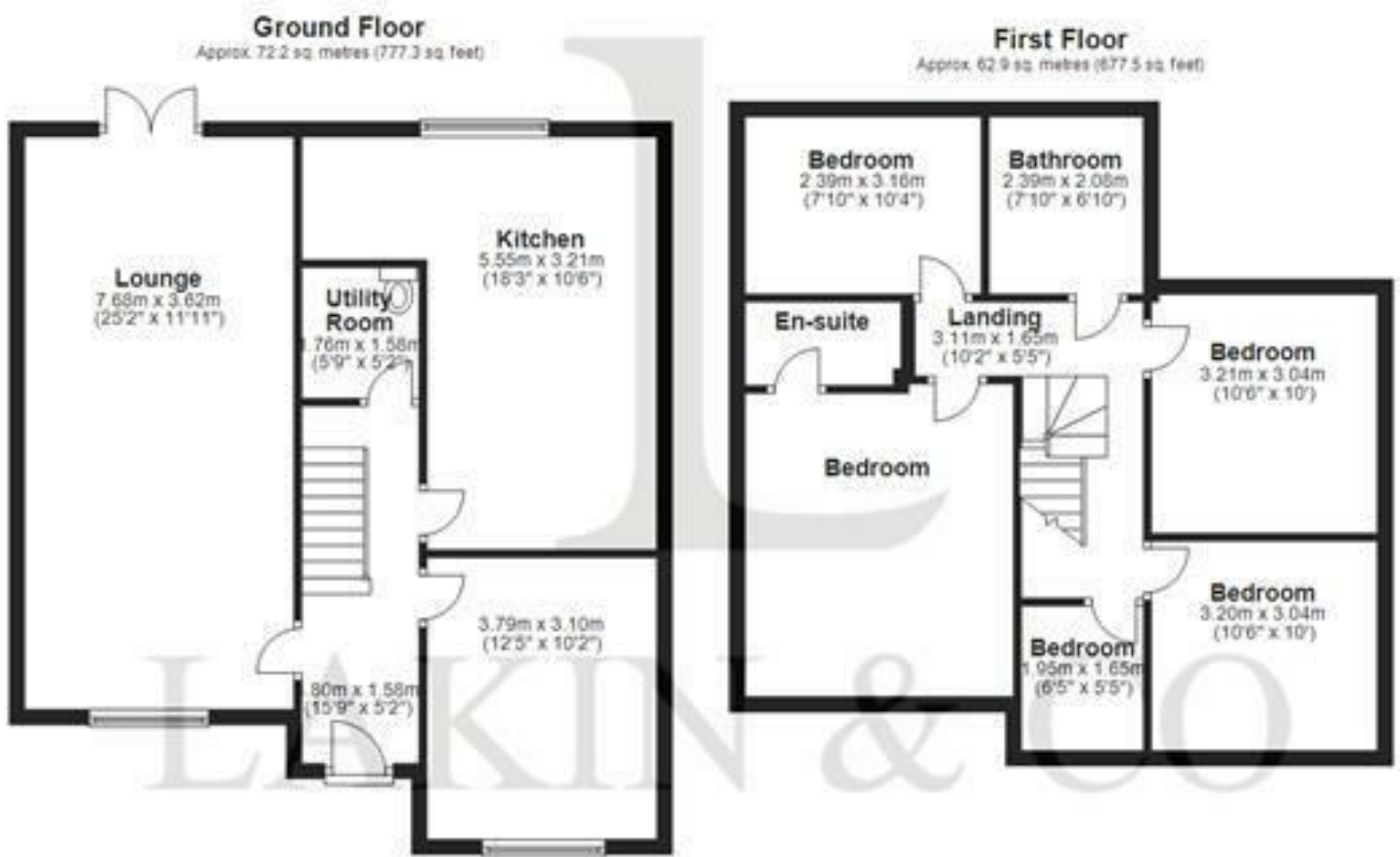
Orchard Close is a popular residential road nestled away just off the Oxford Road in New Denham. The property is within walking distance of Uxbridge Town Centre and all it's amenities, including multiple shopping facilities, restaurants, bars and the Metropolitan/Piccadilly line tube station. The A40/M40 and M25 are within easy reach along with Hillingdon Hospital, Brunel University, Stockley Business Park and Heathrow Airport.

Available from begining of October 2022 unfurnished.

Price - rent: £2,700 pcm  
 Deposit: £3,115.38 (5 weeks rent)  
 Length of tenancy: Minimum 12 months  
 Local authority: South Buckinghamshire  
 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

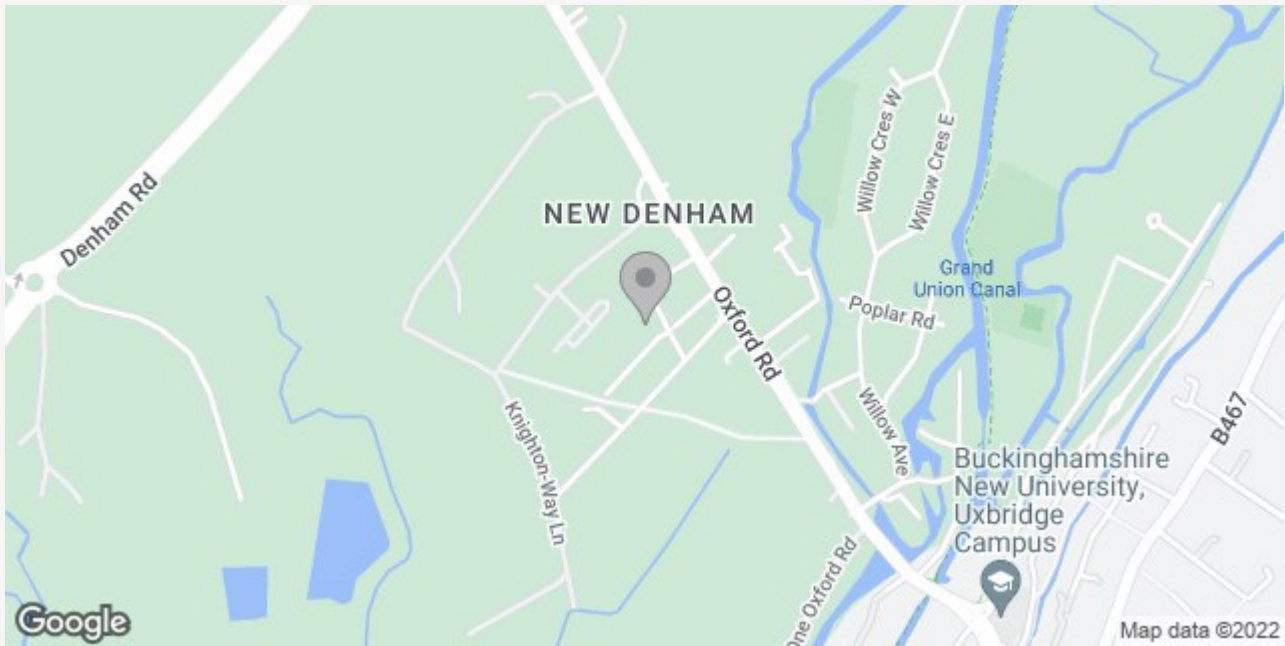




**Total area: approx. 135.2 sq. metres (1454.8 sq. feet)**

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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