



- ONE Bedroom House
- Redecorated Throughout
- Residents Parking
- Quiet Cul-de-sac Location
- Freehold
- End Terrace
- Private Garden
- Grand Union Canal Nearby
- Furnished
- EPC Rating D

Lakin & Co are pleased to offer this well presented ONE bedroom end terrace house situated in a quiet cul-de-sac location in Uxbridge. This property has been redecorated with new carpets throughout including a new modern bathroom. The property is just a short bus ride to Uxbridge Town Centre, Stockley Business Park and Heathrow Airport, also within walking distance of Brunel University and Hillingdon Hospital.

The property briefly comprises; modern fitted kitchen, bright and spacious extended open plan lounge/ diner, new modern bathroom and large double bedroom with fitted wardrobes. Also includes a private rear garden along with residents parking.

Price: £300,000

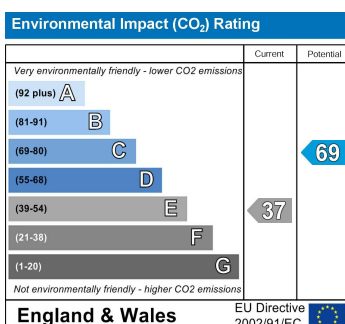
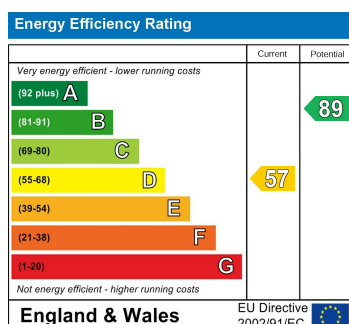
Tenure: Freehold

Local Authority: Hillingdon Council

Council Tax Band: C

Excellent local amenities and scenic routes, backing onto the Grand Union Canal at Cowley Lock and Farlows Lakes. Also well located for the road user with A40/M40/M25 motorway junctions nearby.

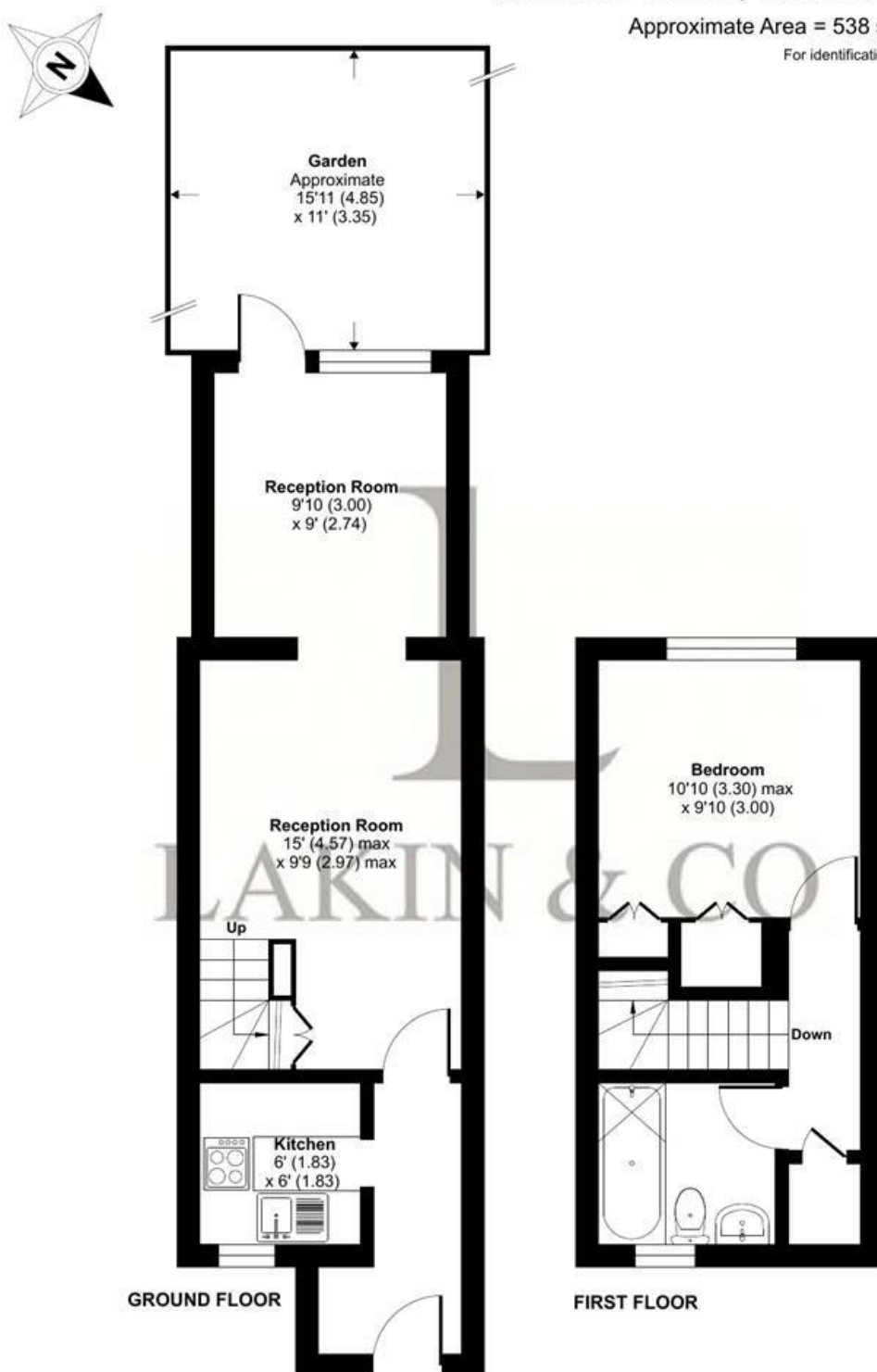
\*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyers and do not constitute representations of fact or form part of any offer or contract.



## Robins Close, Uxbridge, UB8

Approximate Area = 538 sq ft / 50 sq m

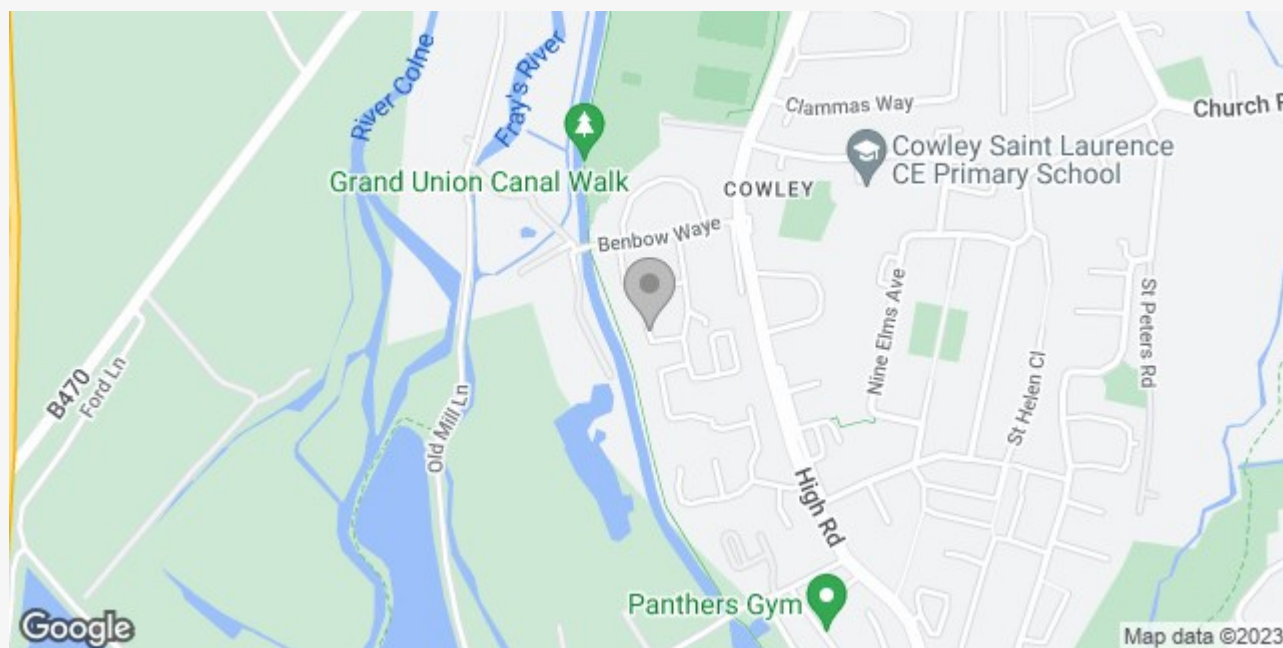
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Lakin & Co. REF: 894136

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.





## 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.