



- Four Bedrooms
- Stunning Condition
- 0.3m From Uxbridge Underground
- Potential To Extend S.T.P.P
- Home Office Space Ready To Go

- Detached
- Attractive Family Home
- Close To Well Regarded Schools
- Large Driveway
- EPC Rating D

A once in a lifetime opportunity to purchase an extended FOUR Bedroom property on one of the rarely available detached residences on The Hermitage, North Uxbridge, complete with a 115ft garden, this could be the perfect family home for years to come.

This stunning home comprises a warm and welcoming central entrance hallway, with two reception rooms to the right of the property, a downstairs bedroom/home office, a large kitchen area leading to utility area and a downstairs cloakroom. Upstairs consists of two large double bedrooms with fitted wardrobes, plus a fourth 'box room' and finally a family bathroom,

The property wants for nothing and the right family could feel at home right away, however if the necessity arises there is potential to extend across the rear of the property, and also up above the side extension subject to all the relevant planning permissions.

The Hermitage is an extremely well connected residential cul-de-sac situated in the heart of Uxbridge Town Centre and offers immediate access to all that the town has to offer, it is a short stroll to Uxbridge Underground Station with Metropolitan Line and Piccadilly Line connections, Uxbridge High Street and Intu Shopping Centre. This area is also conveniently located to be very easily accessible to the M40/M25/M4 motorway's, Heathrow Airport, Hillingdon Hospital and Brunel University.

**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.

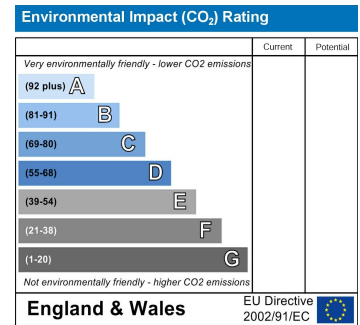
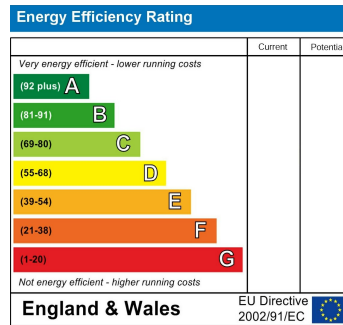
Tenure: Freehold

Local Authority: Hillingdon Council

Council Tax Band: F (circa £2396 p.a)

**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)



**Byways, The Hermitage, Uxbridge, UB8**

Approximate Area = 1551 sq ft / 144 sq m  
 Outbuilding = 208 sq ft / 19 sq m  
 Total = 1759 sq ft / 163 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: 901688

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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