



- Four/Five Bedroom Detached
- Large Lounge
- Two Bathrooms
- Garage
- Available From 7th January 2023
- Quiet Cul-de-sac
- Extended Kitchen / Diner
- Large Garden
- Off Street Parking
- EPC Rating C

Lakin & Co are pleased to market this extended 4/5 bedroom detached modern family home. Benefiting from a bright and spacious entrance hall, downstairs w/c, spacious reception room, second reception/office, a large 26ft approx. modern kitchen/diner with integrated white goods with doors leading to the garden. Utility room housing the boiler and providing side access.

There is also a further room and large shower room which could be used as an additional bedroom. Upstairs provides four double bedrooms with fitted wardrobe space, en-suite bathroom to the master bedrooms and a family bathroom

Further benefits include; a well-proportioned rear garden with patio, gas central heating, double glazing, off street parking and garage.

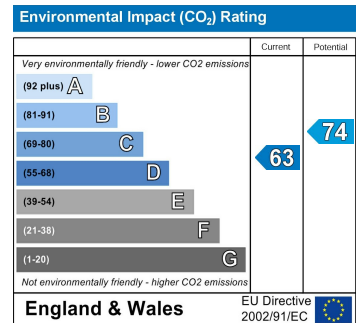
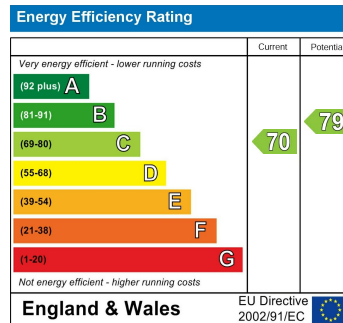
Located off Sweetcroft Lane, Holm Grove is a quiet cul-de-sac close to Court Park and also within walking distance of Uxbridge Town Centre's shops, restaurants and rail links. For the motorist the A40/M40/M25 are just a short distance away providing access into Central London and Home Counties.

Local schools including ACS and Vyners Secondary are a short distance away.

Available from Mid January 2023 unfurnished.

Price - rent: £3,200 pcm
Deposit: £3,692.30 (5 weeks rent)
Length of tenancy: Minimum 12 months
Local authority: Hillingdon
Council tax band: G

*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.





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.