



- Three Bedrooms
- Open Plan Lounge/Dining Room
- Garage
- Unfurnished
- Available from 8th May 2023

- Semi-Detached
- Front and Rear Gardens
- Gas Central Heating
- Close to Eastcote Tube Station
- EPC Rating D

Lakin & Co are pleased to offer to the market this THREE-bedroom semi-detached house located on a popular road in Ruislip. This bright and spacious family property comprises; an entrance hall, kitchen with white goods, large through lounge leading to sun room extension, two double bedrooms with fitted wardrobes, double aspect good size single and modern tiled bathroom with separate shower cubicle.

The property also benefits from neutral décor throughout, gas central heating, double glazing, an off-street parking space, brick built garage and a maintained private front and rear garden. Located close to excellent local schools, and Cavendish Recreation Grounds.

Conveniently located for local schools, access to Eastcote Tube Station (Metropolitan and Piccadilly lines), frequent transport links to Ruislip, Central London as well as easy access to A40/M40 junctions.

Available From 8th May 2023, unfurnished

Price - Rent: £2,000 PCM

Deposit: £2,307.69 (5 weeks rent)

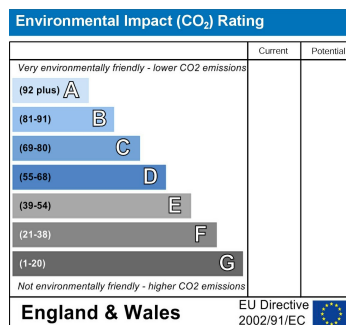
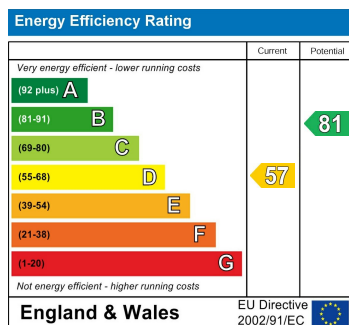
Holding deposit: 1 week's rent £461.54 which will be used towards the remaining move-in money due

Length of tenancy: Minimum 12 months

Local authority: Hillingdon

Council tax band: E

*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.