



- THREE BEDROOMS
- Private Rear Garden
- Gas Central Heating
- Uxbridge Road Location
- Possible Development Opportunity

- Off Street Parking
- Double Glazing
- Modern Fitted Kitchen With White Goods
- No Chain
- EPC Rating D

A superb opportunity to purchase this THREE bedroom family home, offered to the market with no onward chain and located very close to the Uxbridge Road and Hillingdon Primary School.

This property comprises a sizeable front driveway, a warm and welcoming front hallway, two internal reception rooms, private rear garden and modern space, upstairs you will find three well proportioned bedrooms and the family bathroom with both a bath and electric shower overhead, the condition has been kept clean and tidy and is in ready to move.

The property has been rented out for a few years and complies with the modern gas and electrical tests.

Star Road is situated in a quiet neighbourhood which is within close reach of lots of local amenities, bus routes, local schools and the newly opened Elizabeth Line. Uxbridge Town Centre is also a short drive away which offers a variety of shopping centres, houses the Metropolitan/Piccadilly Lines and various restaurants/coffee shops. You are also within a short drive from Heathrow Airport, A312/A40 dual carriageways, M4 and M25 motorway links.

Internet Speed: Download - (up to) Ultrafast 1000 Mbps 924 Mbps

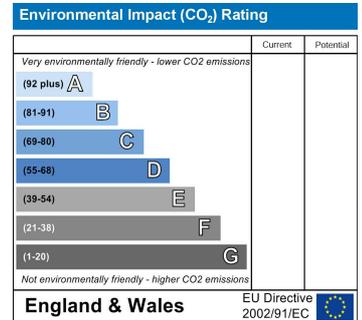
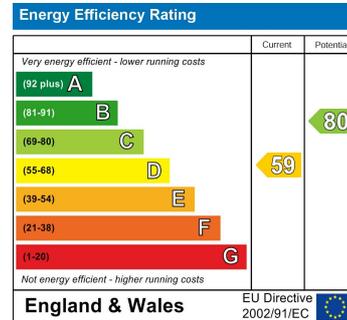
Mobile Coverage (Indoor):

- Voice
- EE - Likely
- Three - Likely
- O2 - Likely
- Vodafone - Limited

- Data
- EE - Limited
- Three - Likely
- O2 - Limited
- Vodafone - Limited

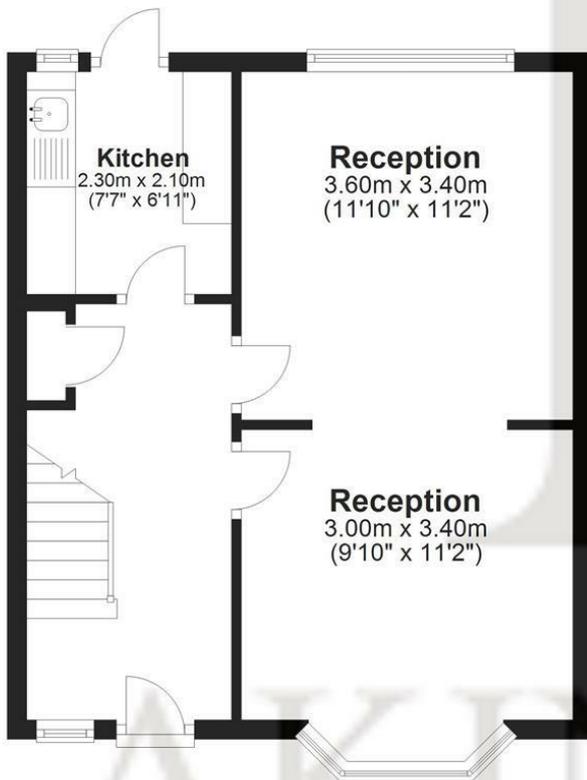
*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are

based on estimates provided by Ofcom at <https://checker.ofcom.org.uk>



Ground Floor

Approx. 36.1 sq. metres (389.0 sq. feet)



First Floor

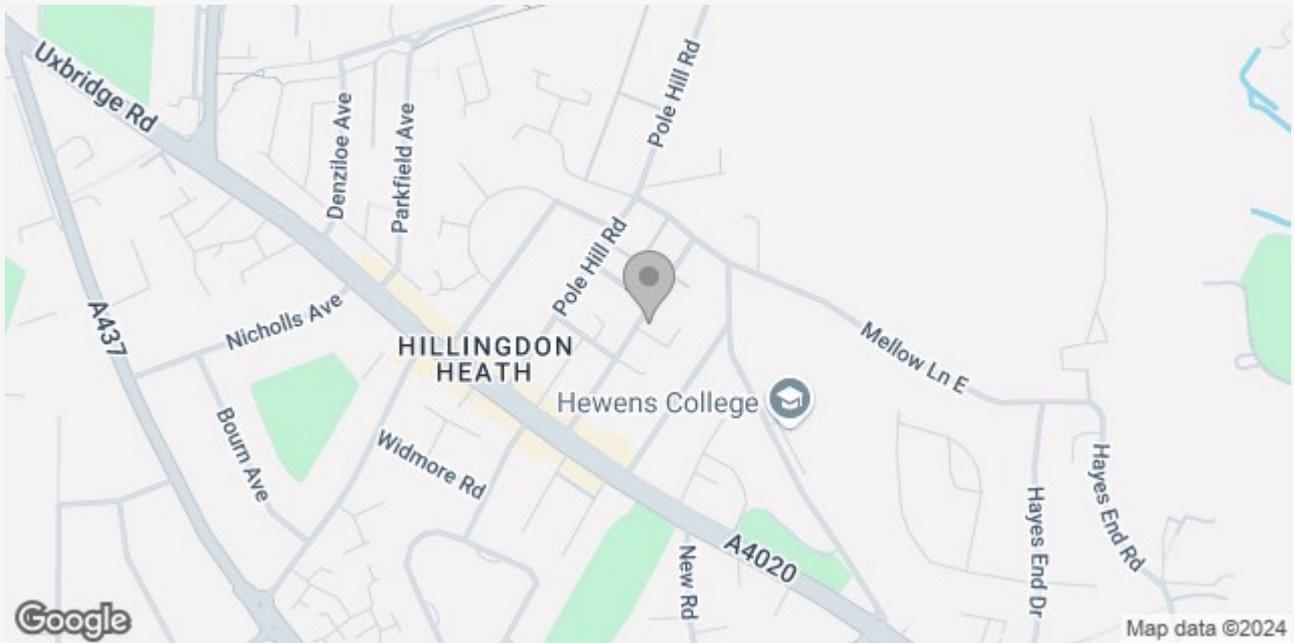
Approx. 37.8 sq. metres (407.0 sq. feet)



Total area: approx. 74.0 sq. metres (796.1 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.



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.