LAKIN & CO

3 Bedroom House - Semi-Detached | 1 Bathroom | 1 Reception

Heath Road, Uxbridge UB10 0SN

£2,200 PCM









- Three Bedrooms
- Large Living/Dining Room
- Off Street Parking
- Modern Fitted Kitchen
- Excellent Transport Links & Amenities
- Semi Detached
- Available Immediately
- Private Rear Garden
- Gas Central Heating
- EPC Rating C

59, Swakeleys Road Ickenham, UB10 8DG | 01895 544 555
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The Property Ombudsman

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This three-bedroom semi-detached house is located on the popular Heath Road. The property briefly comprises: a well-sized living/dining room, leading to a modern fitted kitchen and a separate utility room leading to a large garden. The first floor comprises three good-sized bedrooms and a family bathroom.

Further benefits include, ample in built storage, gas central heating, off road parking and doucble glazing.

For commuters, the A40 and M4 are also close by, as well as Hillingdon Hospital, Brunel University and Stockley Business Park. The property comprises; a large lounge with doors opening to gardens, a separate modern fitted kitchen with white goods, a large double bedroom with wardrobes, modern tiled bathroom with a new shower.

Available December 2026 unfurnished.

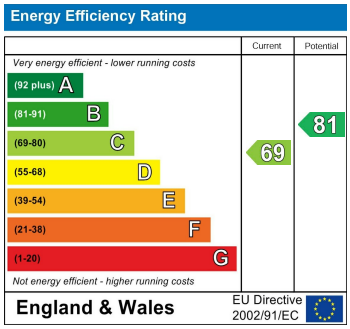
Rent: £2,200 PCM
Deposit: £2,538.46 (5 weeks' rent)
Holding deposit: 1 week's rent £507.69 (which will be used towards the remaining move-in money due)
Local authority: Hillingdon
Council tax band: D

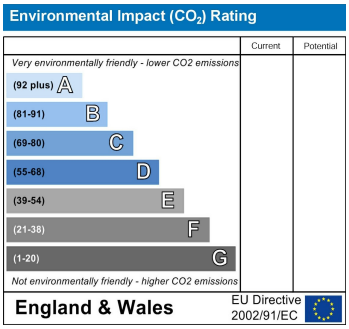
Internet Speed: Download - (up to) 5,000 Mbps; Upload - (up to) 5,000 Mbps

Mobile Coverage:

EE - Good outdoor, variable in-home
O2 - Good outdoor, variable in-home
Three - Good outdoor and in-home
Vodafone - Good outdoor and in-home

*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. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at https://checker.ofcom.org/

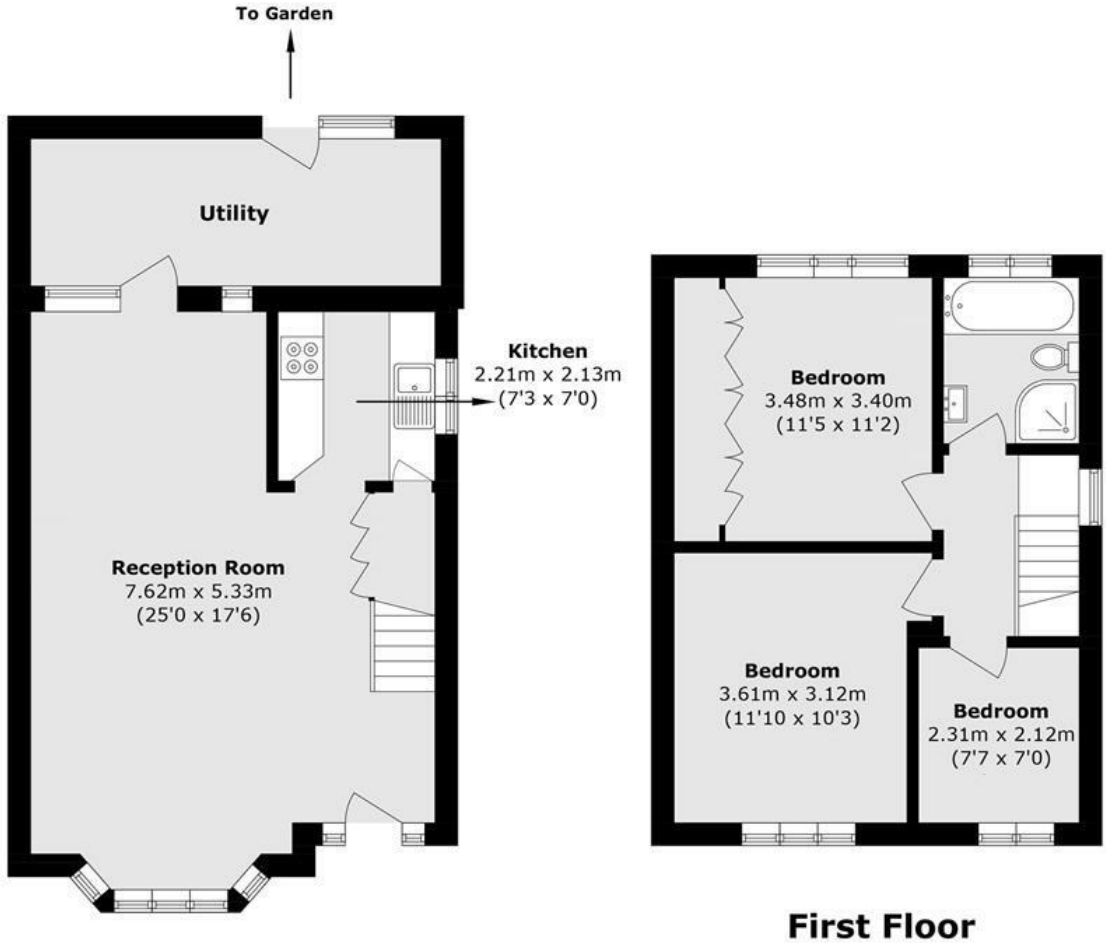




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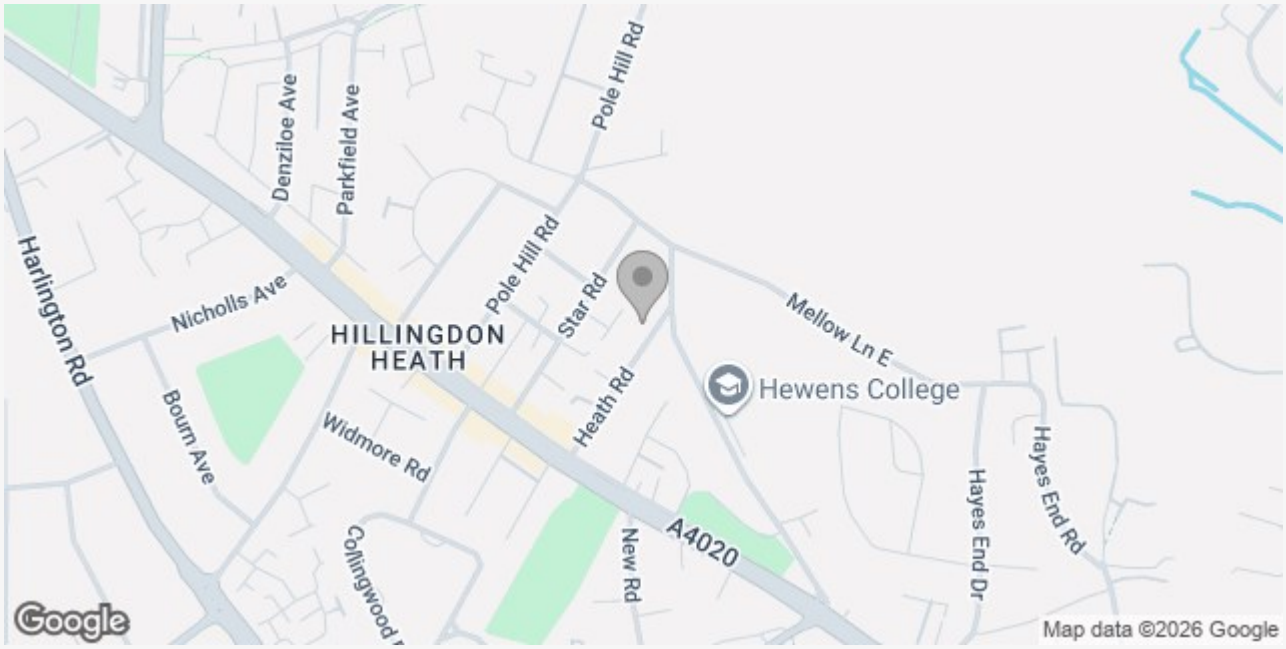
Total area (approx.): 88.9 sq. m (956.9 sq. ft)

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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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.

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