



- Three/Four Bedrooms
- Off Street Parking
- No Upper Chain
- Two Bathrooms
- Gas Central Heating

- Semi Detached House
- Separate Annex
- Uxbridge Town Centre Within Walking Distance
- Double Glazing
- EPC Rating D

A THREE / FOUR-bedroom semi-detached property situated in a quiet residential cul-de-sac Close to Uxbridge Town Centre.

This ideal family home which has been extended spans over 1,600 sq ft (approx) with potential to convert the loft space (stpp). This property provides spacious living areas, ideal for the family and entertaining. Comprising; entrance hall, downstairs family bathroom, 21ft reception room, open plan kitchen, downstairs bedroom and dining room with doors leading to decking and private rear garden. The first floor provides; landing, three good sized bedrooms, shower room and storage cupboard. To the front there is off street parking provided.

Further benefits include a spacious 22 ft studio which can be used as a gym or office, utility outbuilding with power, two sheds/workshop, gas central heating and double glazing.

Nursery Way is situated within a short stroll of Uxbridge Town Centre and all its amenities, including The Chimes and The Pavillions shopping centres, a number of highly regarded restaurants and bars, along with its metropolitan/Piccadilly line station. St Andrews Primary School is located on the road and John Locke Academy is also close by along with secondary schools. The M25/M40 and A40 with their direct links to London and the home counties are just a short drive away. Brunel University is also nearby along with Hillingdon Hospital, Stockley Business Park and Heathrow Airport are also within a short bus ride.

Internet Speed: Download - (up to) 5000 Mbps Upload - (up to) 5000 Mbps

#### Mobile Coverage

EE - Good outdoor & variable in home

Three - Good outdoor & variable in home

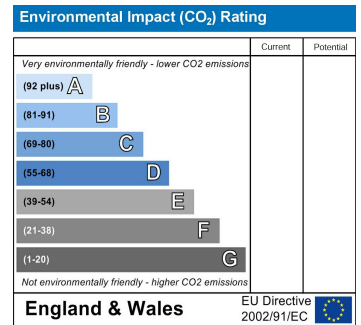
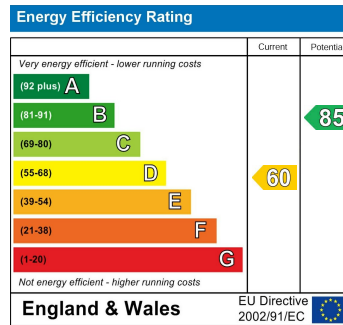
O2 - Good outdoor & in home

Vodafone - Good outdoor & variable in home

\*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>







**Nursery Way, Uxbridge, UB8**

Approximate Area = 1039 sq ft / 96.5 sq m

Annexe = 347 sq ft / 32.2 sq m

Outbuildings = 273 sq ft / 25.3 sq m

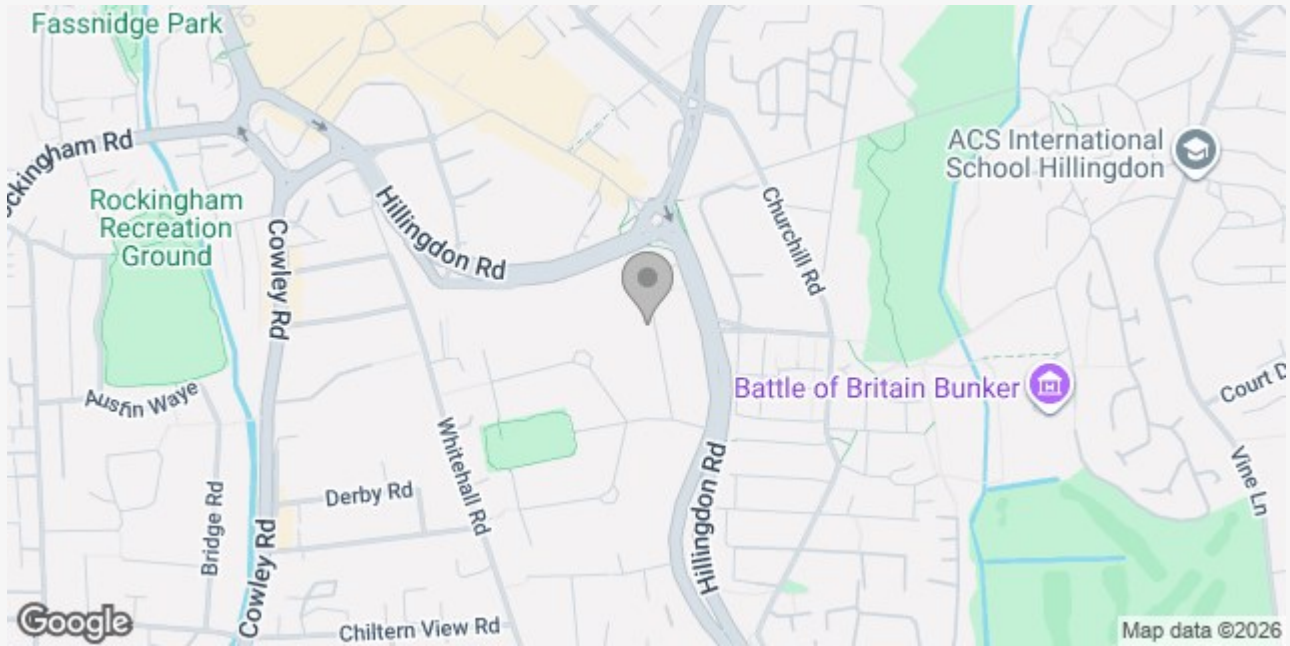
Total = 1659 sq ft / 154 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Lakin & Co. REF:1448110

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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