



- One Bedroom End Terrace
- Garage
- Residents Parking
- Modern Fitted Bathroom
- Double Glazing & Gas Central Heating

- Freehold
- Modern Fitted Kitchen
- Walking Distance To Uxbridge Town Centre
- Quiet Cul-De-Sac
- EPC Rating D

A one bedroom FREEHOLD end of terrace house nestled away in a quiet cul-de-sac within walking distance of Uxbridge Town Centre.

The property briefly comprises; entrance porch with doors leading into a spacious lounge / dining area, modern fitted kitchen, large understairs storage cupboard, double bedroom with built in wardrobe and recently fitted modern bathroom with bath and overhead shower. Benefits include, private garage in block, double glazing, gas central heating, loft access which can be used for storage, residents parking permits and front outside space.

Uxbridge Town Centre provides the Metropolitan & Piccadilly Lines, shops bars, restaurants. Scenic walks can be taken close by with access to the Grand Union canal and Colne Valley Regional Park. A40/M40/M25/M4 motorway junctions close by providing easy access into Central London, Home Counties and Heathrow Airport. Brunel University, Bucks University, Stockley Business Park and Hillingdon Hospital a short distance away.

Tenure: Freehold
Local authority: Hillingdon
Council tax band: C

Broadband type: Up to: Ultrafast 5000 Mbps d/l - 5000 Mbps u/l

Mobile Coverage:
EE| Good outdoor and in-home
Three| Good outdoor & in-home
O2| Good outdoor & variable 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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

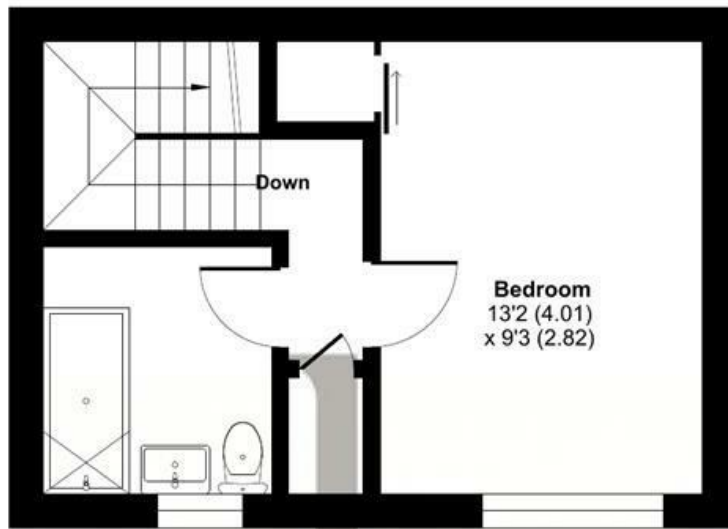
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Rushes Mead, Uxbridge, UB8

Approximate Area = 512 sq ft / 47.5 sq m

For identification only - Not to scale



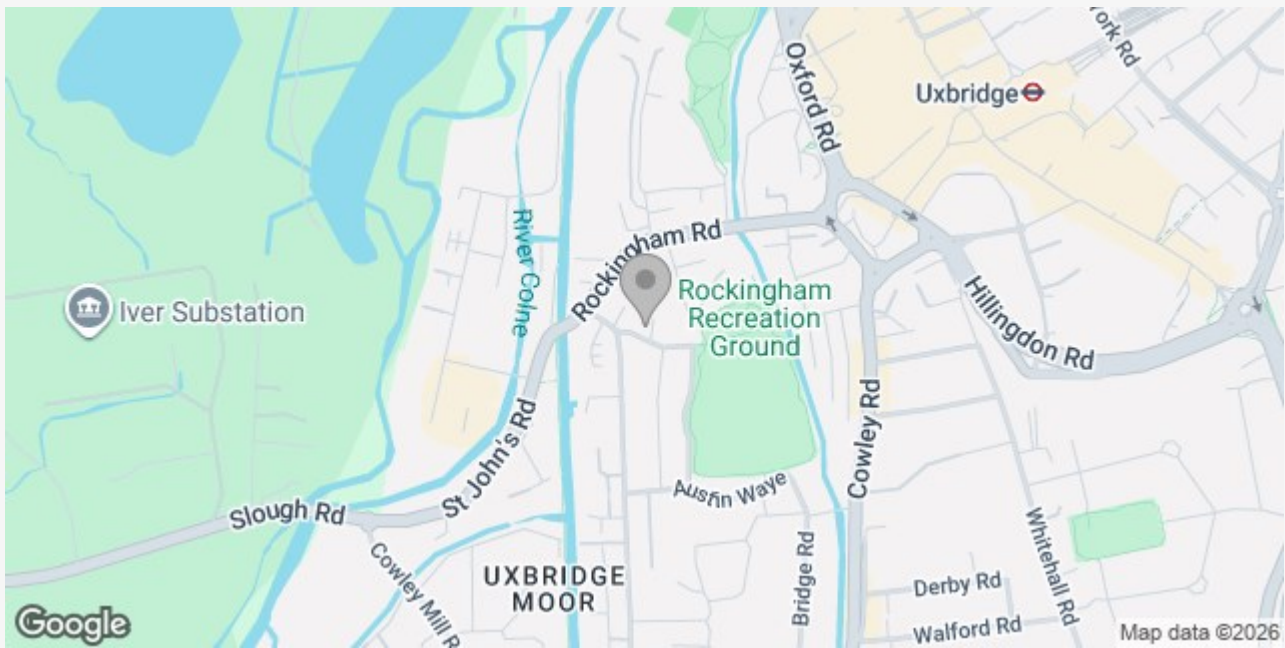
FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Lakin & Co. REF:1480351

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.