



- THREE Bedroom House
- Extended
- 27 Ft Kitchen/Diner
- Garden Lodge
- Excellent Transport Links

- THREE Bathrooms
- 21 Ft Lounge
- Main Bedroom With Ensuite
- Off Street Parking
- EPC Rating D

A beautifully maintained three-bedroom, three-bathroom family home ideally positioned on a quiet residential road close to Uxbridge Town Centre and highly regarded local schools. Extended and improved in recent years, the property offers bright and spacious accommodation arranged over three floors, making it a perfect choice for families looking to upsize.

The ground floor comprises an entrance hall, a modern shower room, a stunning 27ft kitchen/dining room featuring a contemporary fitted kitchen with roof windows flooding the space with natural light, and a 21ft reception room with a roof light and French doors opening onto the rear patio and garden.

To the first floor there is a landing, a generous double bedroom, a further double bedroom with fitted wardrobes, and a modern family bathroom. The top floor hosts an impressive 21ft double bedroom with a roof window, ample eaves storage, and a stylish en-suite shower room.

Externally, the property boasts a well-maintained rear garden with a spacious patio area, neatly kept lawn, garden shed, and 16ft garden lodge—ideal for relaxation or home working. To the front, a block-paved driveway provides off-street parking for three cars.

Conveniently located within walking distance of Uxbridge Town Centre, the Metropolitan and Piccadilly line tube station, and excellent road connections via the A40/M40/M25, this superb home combines modern comfort with an enviable location.

Viewings are strictly by appointment only.

Price: Guide Price £615,000

Tenure: Freehold

Local authority: Hillingdon

Council tax band: D

Broadband type: Upto: Ultrafast 1000 Mbps d/l - 1000 Mbps u/l. Community Fibre also available.

Mobile Coverage:

EE- Good outdoor, variable in-home

Three- Good outdoor

O2- 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 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>







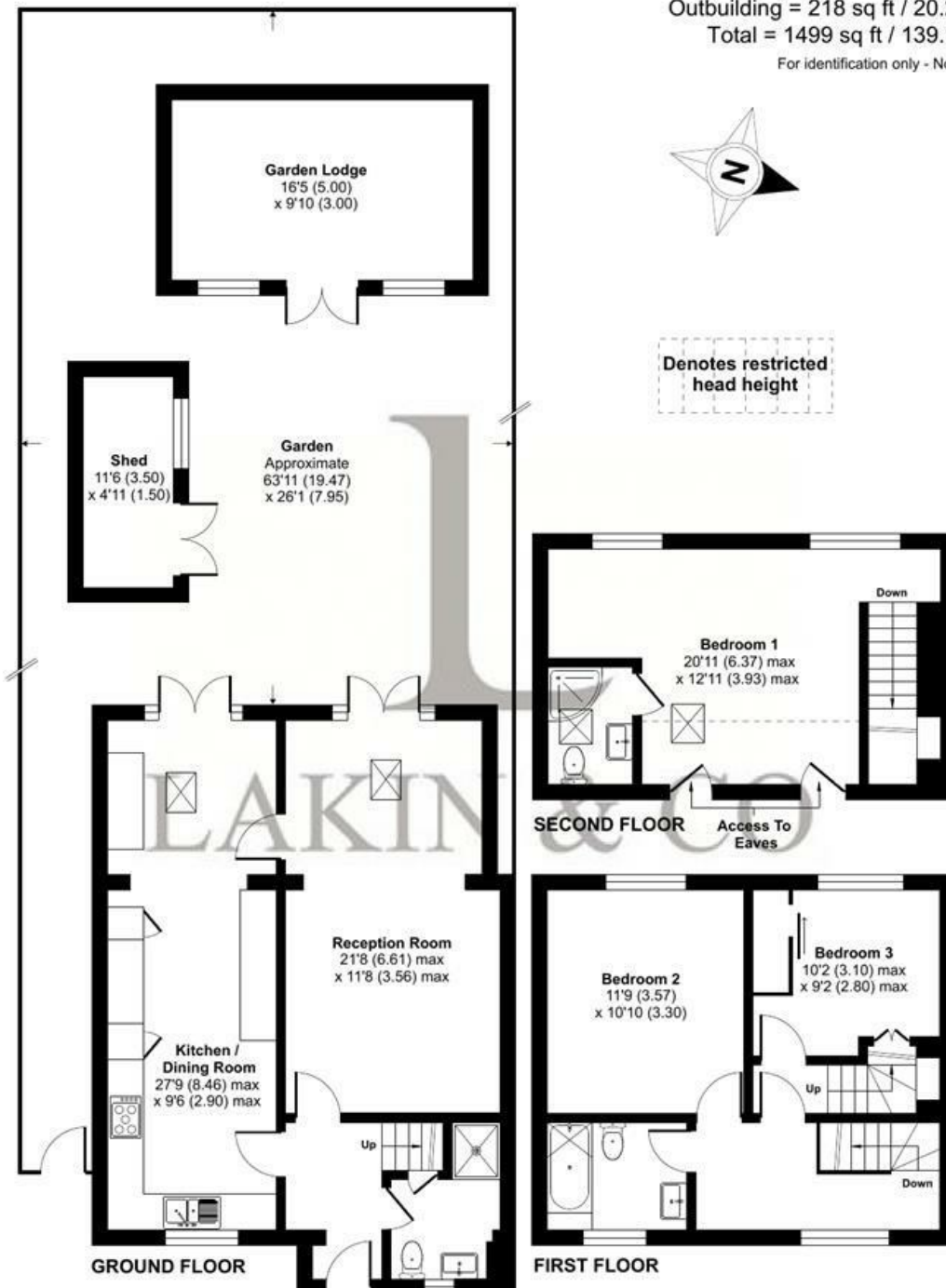


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		65	77
England & Wales		EU Directive 2002/91/EC	

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	

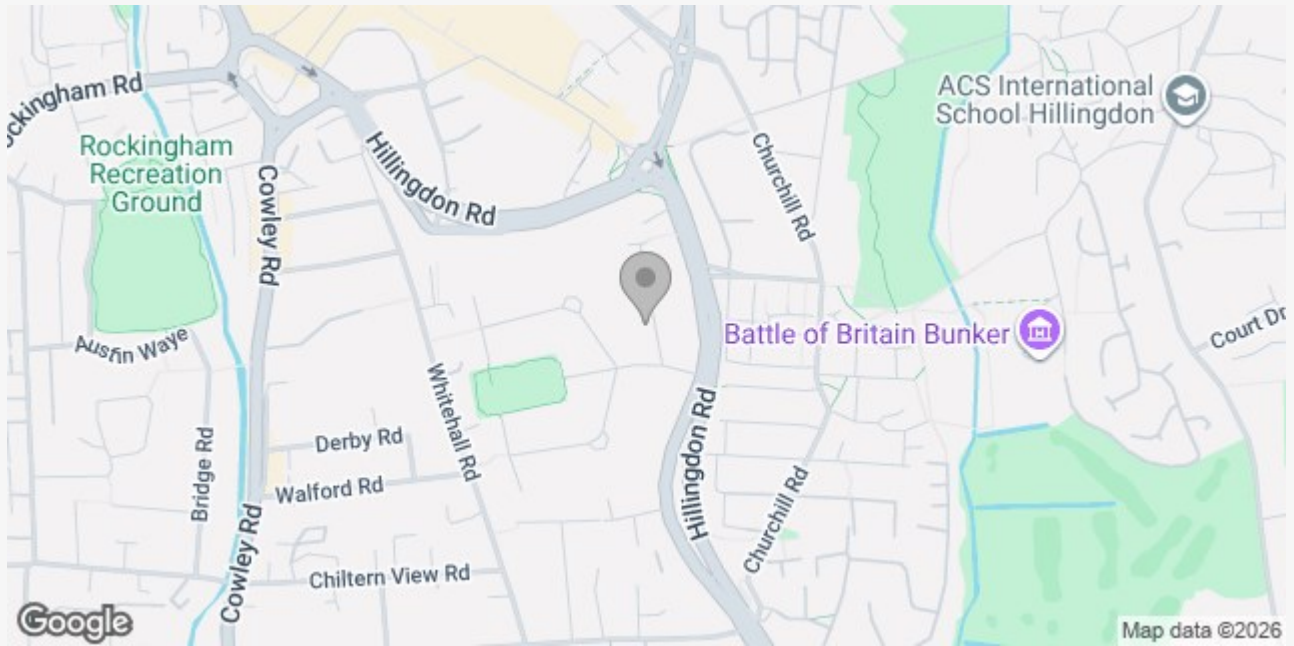
Nursery Way, Uxbridge, UB8

Approximate Area = 1240 sq ft / 115.1 sq m
 Limited Use Area(s) = 41 sq ft / 3.8 sq m
 Outbuilding = 218 sq ft / 20.2 sq m
 Total = 1499 sq ft / 139.1 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). © nitchcom 2025. Produced for Lakin & Co. REF: 1363619

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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