



- THREE Bedrooms
- Semi Detached
- Modern Fitted Kitchen
- Double Glazing
- Walking Distance To Uxbridge Town Center
- Available Immediately
- Private Rear Garden
- Off Street Parking
- Gas Central Heating
- EPC Rating D

We are proud to present this THREE-bedroom semi-detached house located on a secluded residential road in Uxbridge town centre. The property briefly comprises: an entrance hallway, a front reception room, a dining room, a modern fitted kitchen and a downstairs shower room. On the first floor there are three well-proportioned bedrooms and a larger-than-average family bathroom.

Further features include: a private rear garden which is mostly laid to lawn with patio area and access to a shed. To the front, there is off-street parking and permit parking for visitors.

Situated on Rockingham Parade, the property is within walking distance of Uxbridge Town Centre which offers a wide variety of restaurants, coffee shops, supermarkets and has access to two shopping centres. The nearby Uxbridge train station offers access to the Metropolitan/Piccadilly lines and the A40/M40 are within a short drive. The property overlooks Fray's River and for families there are a number of highly regarded primary and secondary schools nearby.

Available immediately, unfurnished.

Rent: £2,100 PCM

Deposit: £2,423.07 (5 weeks' rent)

Holding deposit: 1 week's rent £484.61 (which will be used towards the remaining move-in money due)

Length of tenancy: Minimum 12 months

Local authority: Hillingdon

Council tax band: E

Internet Speed: Download - (up to) 80 Mbps, Upload - (up to) 20 Mbps

Mobile Coverage:

EE- Good outdoor and in-home

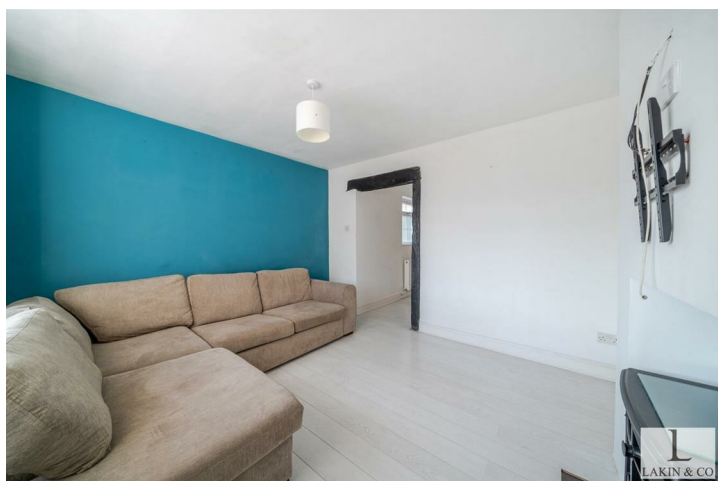
Three- Good outdoor and in-home

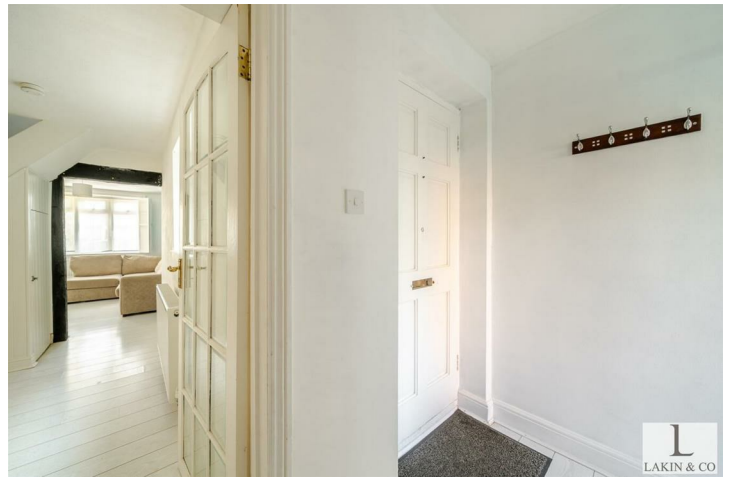
O2- Good outdoor and in-home

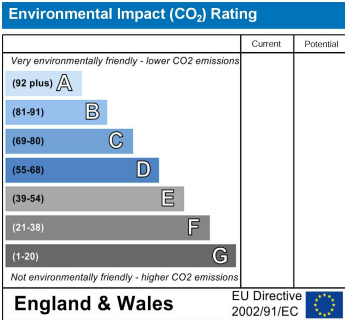
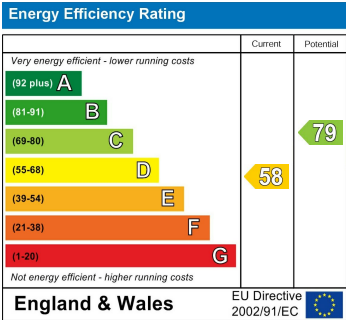
Vodafone- Good outdoor, variable in-home

*Please note all dimensions and descriptions are to be used as a guide only by any prospective 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/>









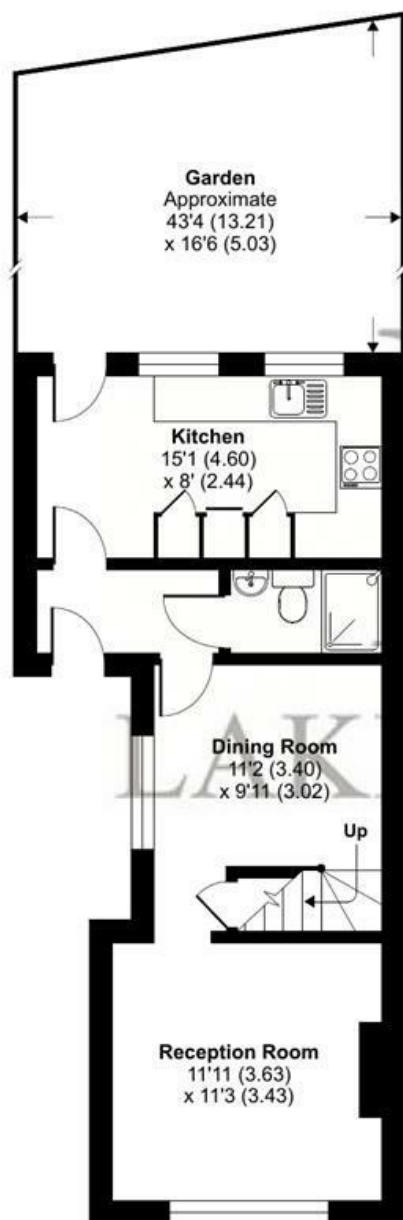
Rockingham Parade, Uxbridge, UB8

Approximate Area = 890 sq ft / 82.7 sq m

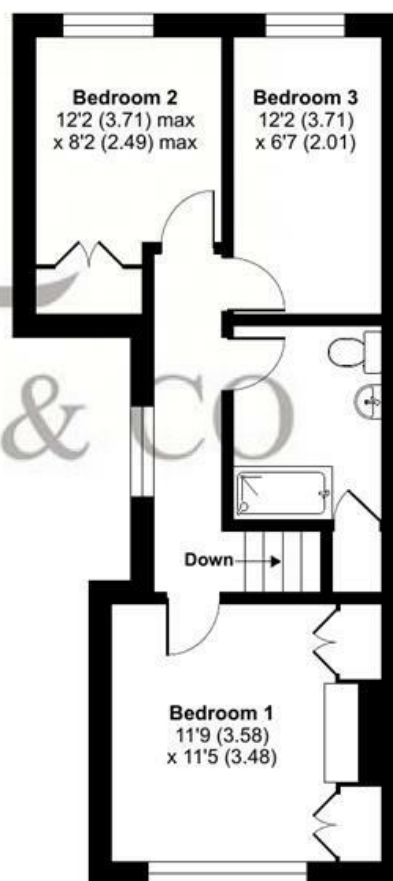
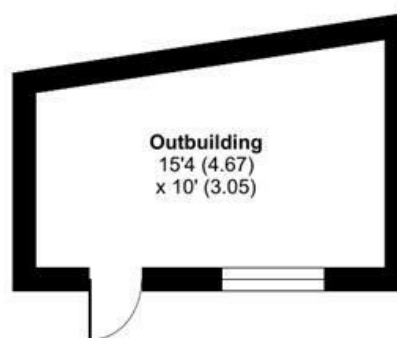
Outbuilding = 135 sq ft / 12.5 sq m

Total = 1025 sq ft / 95.2 sq m

For identification only - Not to scale



GROUND FLOOR

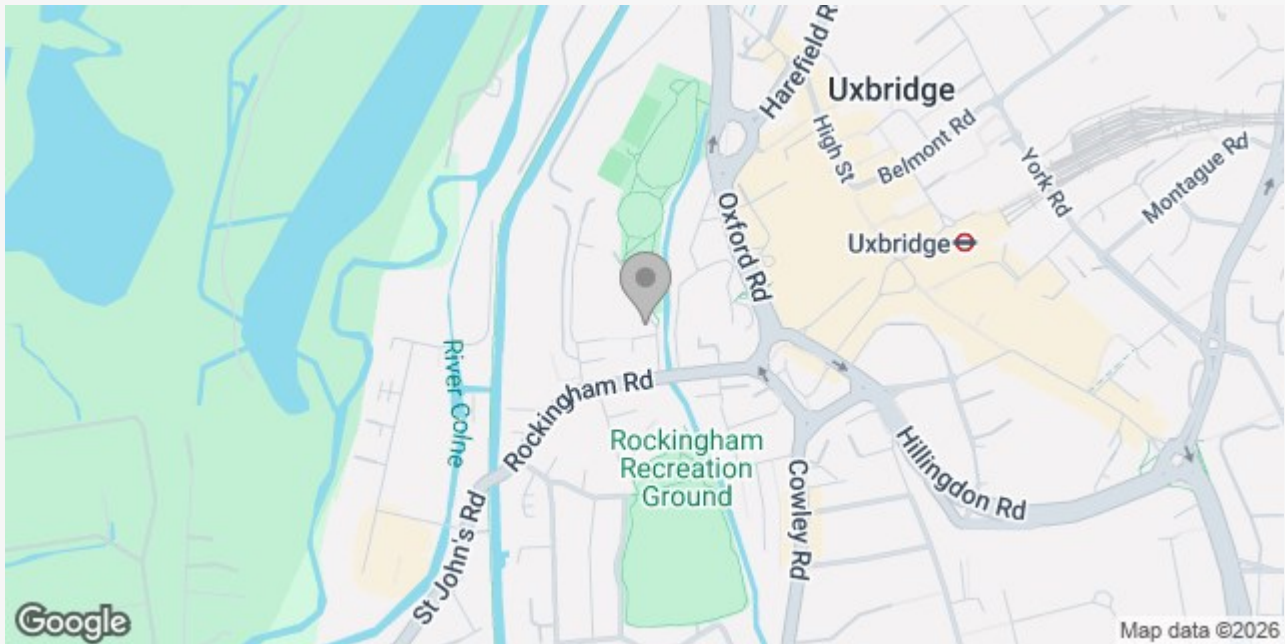


FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lakin & Co. REF: 1381421

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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