



- Three Bedroom Semi Detached House
- Modern Fitted Kitchen
- Unfurnished
- Off Street Parking
- Walking Distance of Uxbridge Town Centre

- Available Immediately
- Downstairs W.C
- Private Rear Garden
- Gas Central Heating
- EPC Rating D

We are proud to present this well-presented three-bedroom semi-detached house located within a short walk of Uxbridge Town Centre. The property briefly comprises: an entrance hall leading to a reception room, modern fitted kitchen, downstairs W.C, three good-sized bedrooms and a tiled family bathroom.

Further benefits include: a private rear garden with two sheds, off-street parking, gas central heating, double glazing and under-stairs storage.

The property is well located for Hillingdon Hospital, Brunel University and Stockley Business Park. The A40/M40/M25/M4 junctions are close by and just a short bus ride from Heathrow Airport.

Available immediately, unfurnished.

Rent: £2,100 PCM

Deposit: £2423.07 (5 weeks rent)

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

Local authority: Hillingdon

Council tax band: D

Internet Speed: Download - (up to) 1,800 Mbps Upload - (up to) 220 Mbps

Mobile Coverage:

EE - Good outdoor and in-home

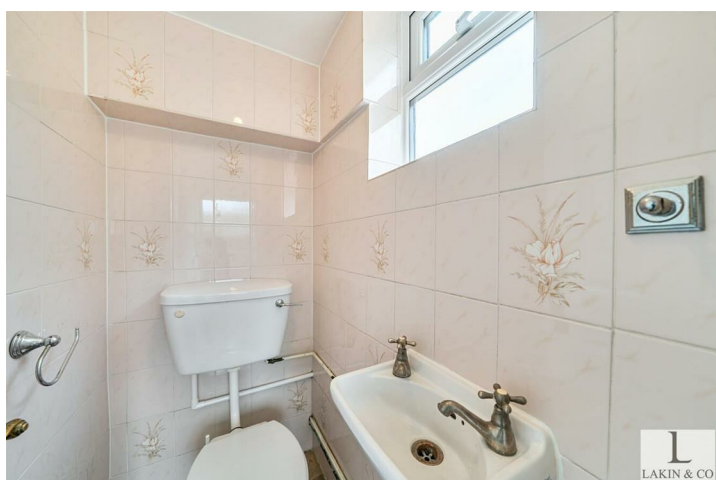
O2 - Good outdoor, variable in-home

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/>





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	63
(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 CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

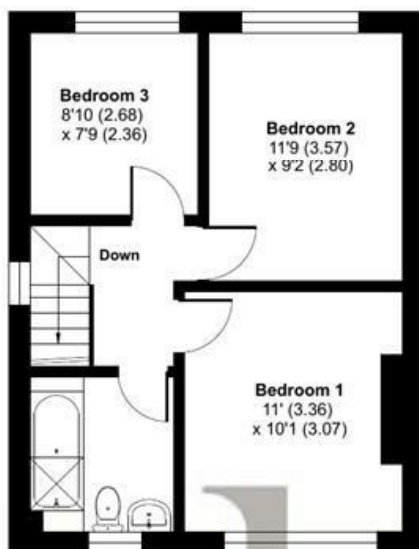
Church Close, Uxbridge, UB8

Approximate Area = 794 sq ft / 73.7 sq m

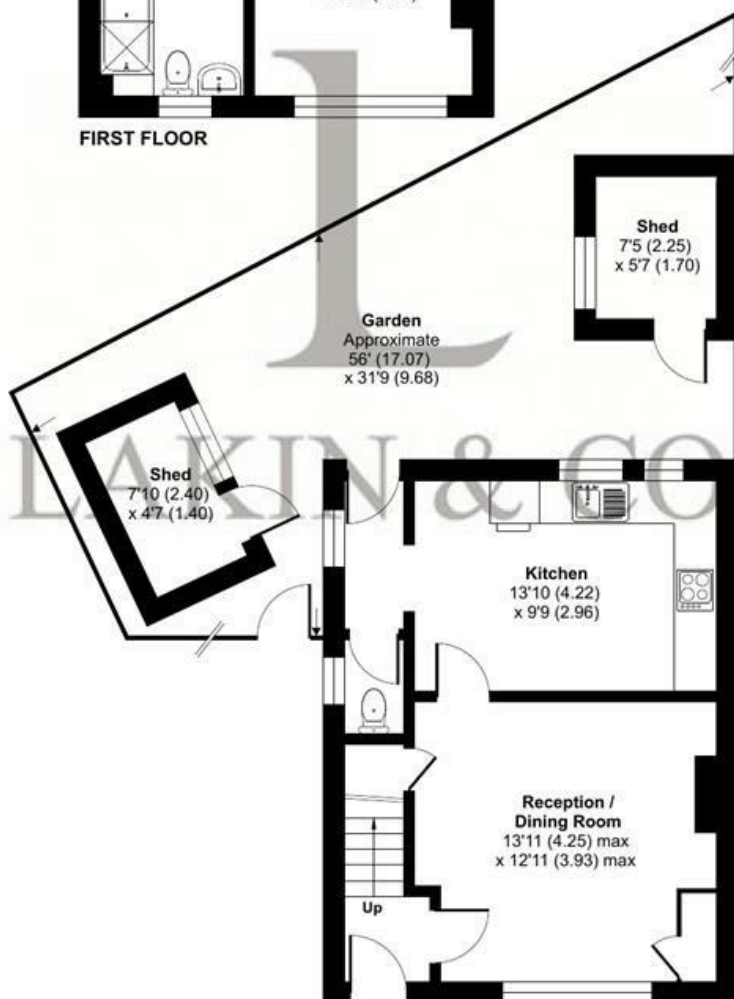
Outbuildings = 75 sq ft / 6.9 sq m

Total = 869 sq ft / 80.6 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:1493989

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.