



- Three Bedrooms
- Quiet Residential Road
- Downstairs W/C
- Uxbridge Town Centre
- Gas Central Heating

- No Upper Chain
- Modern Fitted Kitchen
- Private Garden
- Double Glazing
- EPC Rating D

A charming THREE bedroom Victorian property situated on a popular residential road in Uxbridge offered to the market with no upper chain. Within easy reach of both the Town Centre, underground Station and local schools.

This beautifully decorated family home benefits from a whole host of features and briefly comprises: entrance hallway with doors leading to reception room with feature fire place, dining room with french doors leading into the garden, downstairs W.C, modern fitted kitchen with wall & base units and doors leading out to the garden. To the first floor there is master bedroom with built in wardrobes and ensuite shower room, second bedroom having access to own ensuite shower room and built in wardrobes, third bedroom and white suite family bathroom. To the second floor is access to the loft room which can be used as a study. To the rear of the property is the garden which is patioed with access to shed.

Situated on How's Road a residential road within walking distance of Uxbridge Town Centre which offers a wide variety of restaurants, coffee shops, supermarkets and has access to two shopping centres. There is also access to Uxbridge train station which houses the Metropolitan/Piccadilly lines which get you into London within the hour. For families there are a number of highly regarded primary and secondary schools nearby. For motorists the A/M40 are within a short drive away.

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

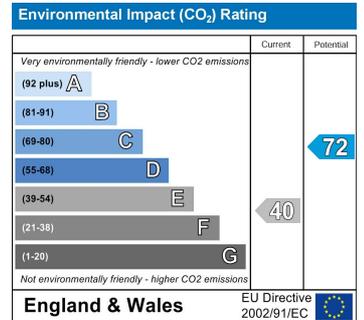
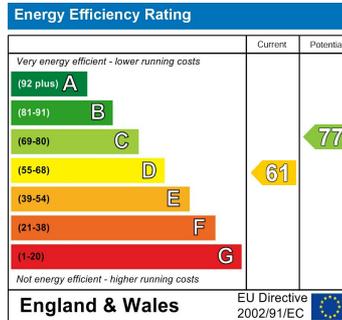
Internet Speed: Download - (up to) 1800 Mbps Upload - (up to) 220 Mbps

Mobile Coverage

EE - Good outdoor & in home
Three - Good outdoor & in home
O2 - Good outdoor & in home
Vodafone - Good outdoor & variable in home

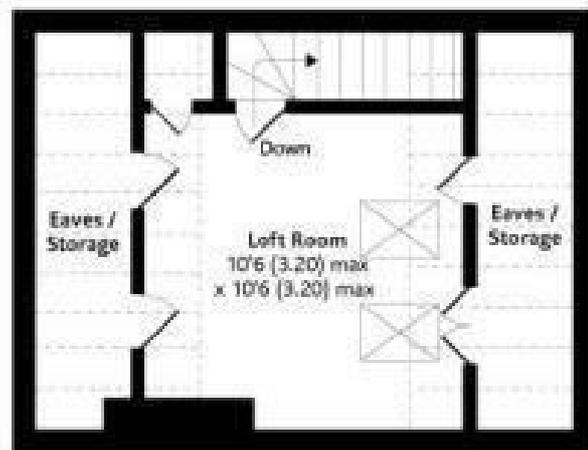
Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org.uk>





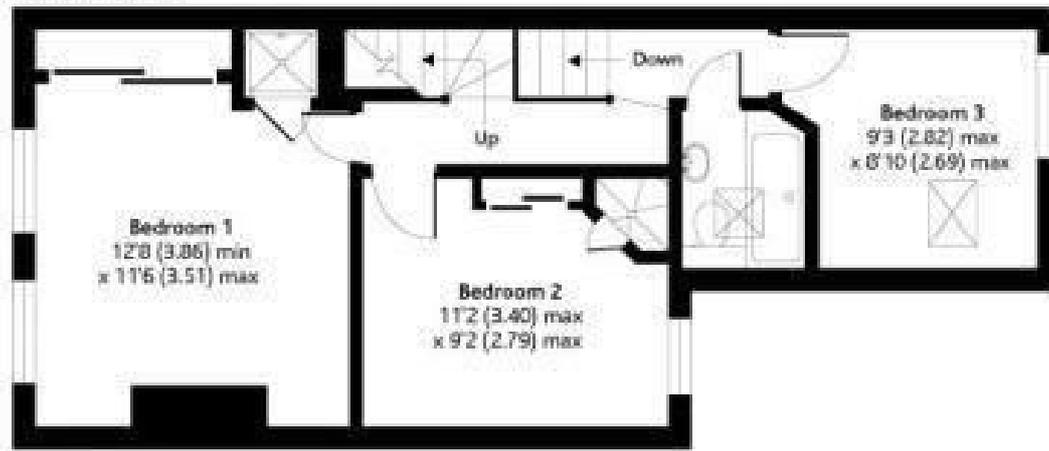
Hows Road, Uxbridge, UB8 2AR

APPROX. GROSS INTERNAL FLOOR AREA 1032 SQ FT 95.8 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

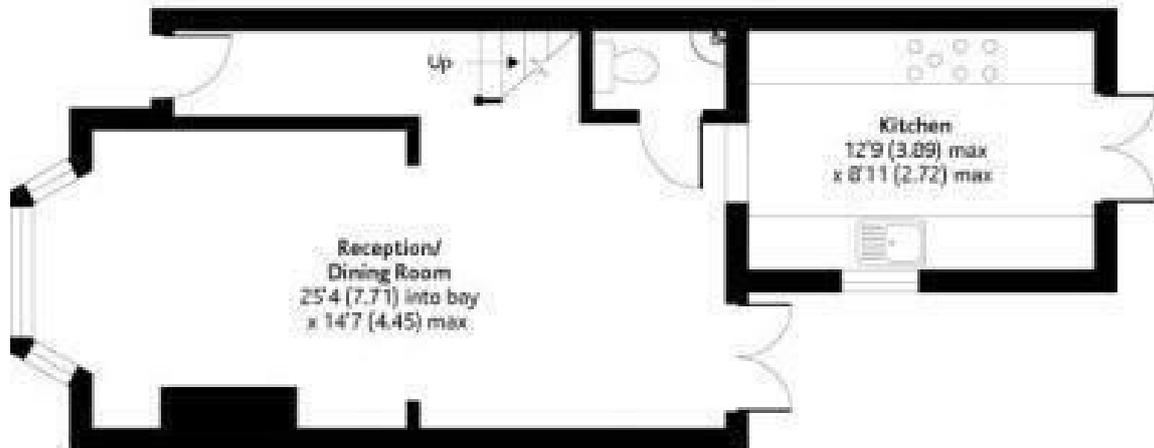


SECOND FLOOR

Denotes restricted head height



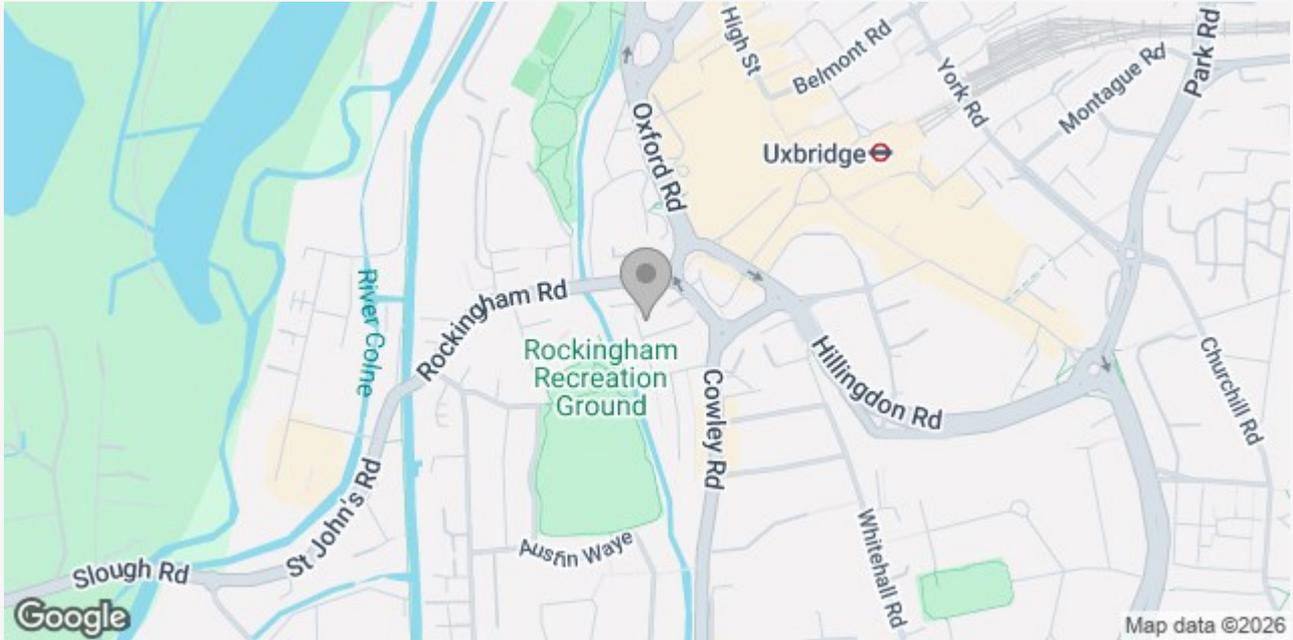
FIRST FLOOR



GROUND FLOOR

Representation of current layout is for identification only and is not to scale

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.