



- FIVE Bedroom Semi Detached
- Dining Room
- Gas Central Heating & Double Glazing
- Bathroom With Separate Shower
- Off Street Parking

- Gated Private Close
- Luxury Modern Fitted Kitchen
- No Onward Chain
- Private Rear Garden
- EPC Rating C

A modern FIVE-bedroom semi-detached family home situation in a private gated road less than half a mile from Uxbridge High Street and train station. Offered to the market with no onward chain this would make an ideal family home.

Ground floor comprises: a bright entrance hall, spacious lounge with wood flooring and French doors leading to patio, a large modern fitted high-end kitchen with under-counter lighting and premium appliances. Dining room with bay window. WC/Utility room with washing machine and dryer. First floor comprises: a master bedroom with en-suite shower room, three further double bedrooms with fitted wardrobes to two bedrooms, a single bedroom and a bathroom with a separate shower cubicle.

Further benefits include: touch light switches and gas central heating, a private driveway and a garage. A large private rear garden with patio areas, access to a detached garage and a garden shed.

Orchard Close is a popular residential road nestled away in New Denham. The property is within walking distance of Uxbridge Town Centre and access to multiple shopping facilities, restaurants, bars and the tube station. The A40/M40 and M25 are within easy reach along with Hillingdon Hospital, Brunel University, Stockley Business Park and Heathrow Airport.

Guide price: £725,000

Local authority: Buckinghamshire Council

Council tax band: F

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

Mobile Coverage (Indoor):

EE - Good outdoor & Variable in home

Three - Good outdoor & in home

O2 - Good outdoor & Variable in home

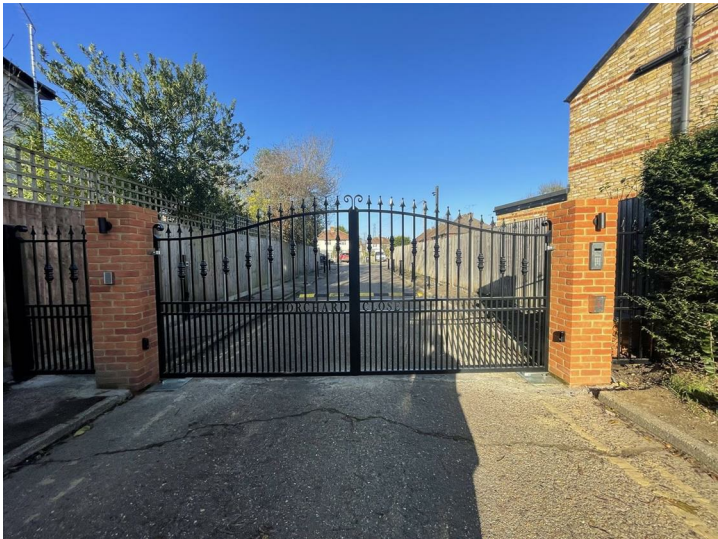
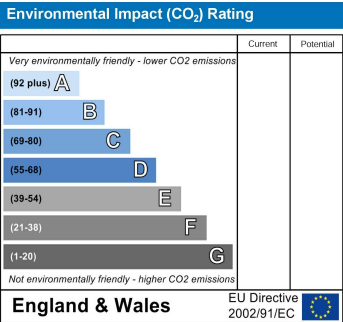
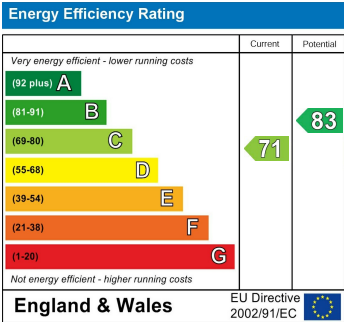
Vodafone - Good outdoor & in home

*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>



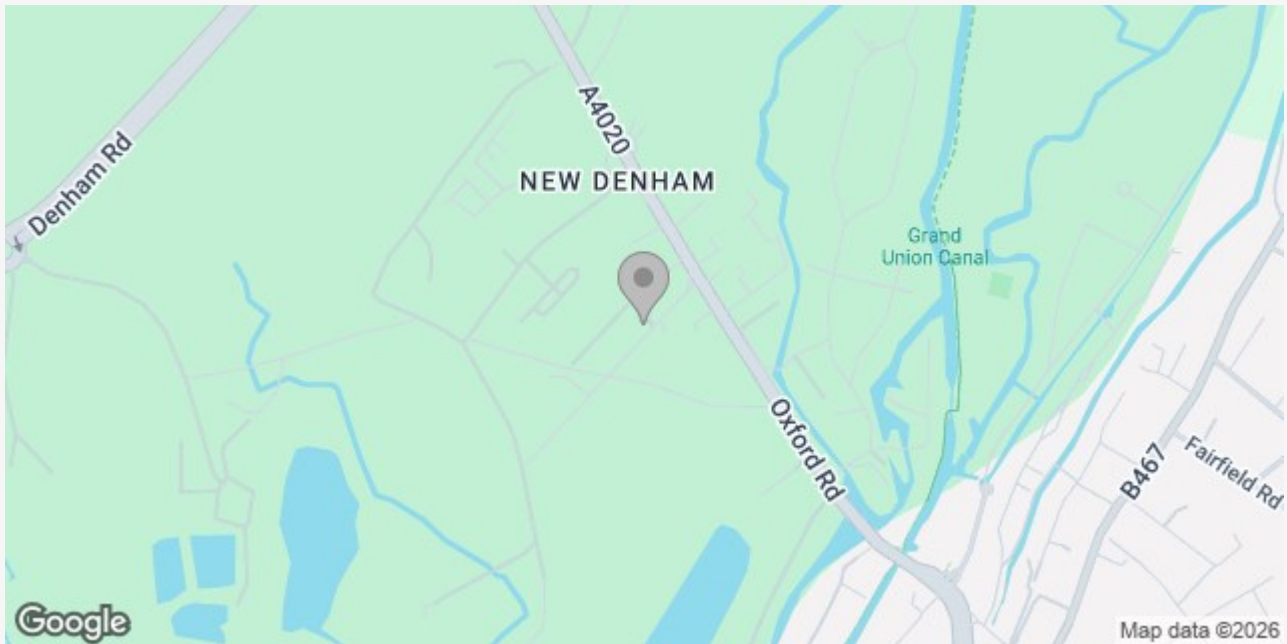






Total area (approx.): 149.1 sq. m (1604.9 sq. ft)
(Excluding Garage)
Garage area (approx.): 14.7 sq. m (158.2 sq. ft)

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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