LAKIN & CO

4 Bedroom House - Semi-Detached | 2 Bathroom | 2 Reception

Court Road, Ickenham UB10 8TE

Guide Price £849,950

- Four bedroom semi detached house
- Containing original features
- Off street parking
- Potential for further extension (stpp)
- Double glazing & gas central heating
- Sought after road
- Beautiful secluded rear garden
- No upper chain
- Close to good schools
- EPC Rating C

59, Swakeleys Road Ickenham, UB10 8DG | 01895 677 100
ickenham@lakinandco.com | www.lakinandco.com

arla | propertymark PROTECTED
The Property Ombudsman

LAKIN & CO

Court Road, Ickenham UB10 8TE

Guide Price £849,950

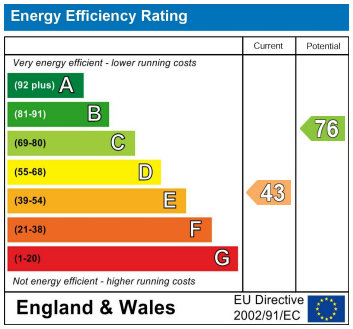
A charming semi-detached house with immense scope for extension subject to planning which although needing considerable updating retains many original features and has the potential to become a beautiful family home of character with the possibility of a self contained Granny Annex. A particular feature is the large garden secluded by mature trees and shrubs.

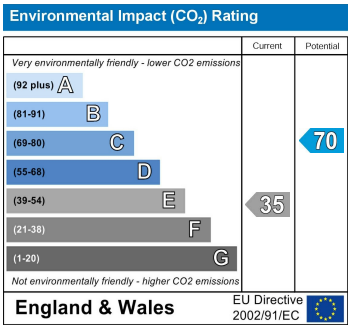
Court Road is wide and tree lined leading from Swakeleys Drive and is among the most sough after roads in Ickenham. Desirable amenities are all within easy reach, well regarded schools inducing Vyners, Swakeleys Park, tennis courts and an excellent range of shops and restaurants in the village centre.

Comprising: Feature hardwood entrance door leading to hall, front reception room with bay window, dining room, sun room over looking the garden, kitchen with wall and base units, bedroom and shower room which could be used as a self contained annex and internal access to the garage. To the first floor there are three good sized bedrooms two being doubles, family bathroom and separate W.C. To the rear of the property there is a beautiful secluded rear garden and to the front there is ample off street parking.

Ideally located with excellent road and rail links, Ickenham and Hillingdon (Metropolitan/Piccadilly) and West Ruislip (Central & Chiltern) line station are easily accessible. Road links to central London and the home counties A/M40, M25 and M4 Close by.

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.

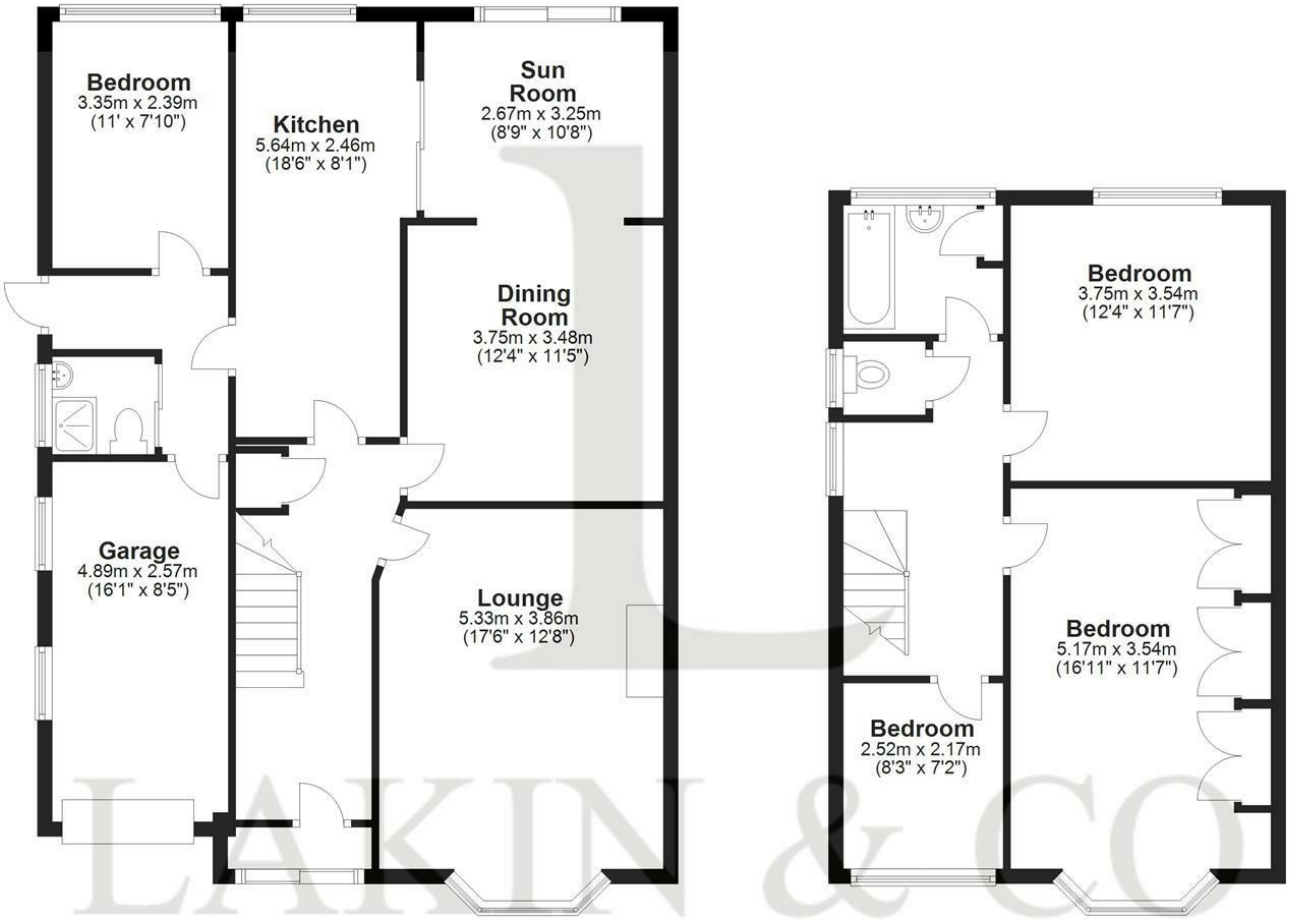




LAKIN & CO

Court Road, Ickenham UB10 8TE

Guide Price £849,950



Ground Floor
Approx. 95.1 sq. metres (1023.9 sq. feet)

First Floor
Approx. 52.6 sq. metres (566.3 sq. feet)

Total area: approx. 147.7 sq. metres (1590.3 sq. feet)

This floorplan is not to scale. It is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed.
Plan produced using PlanUp.

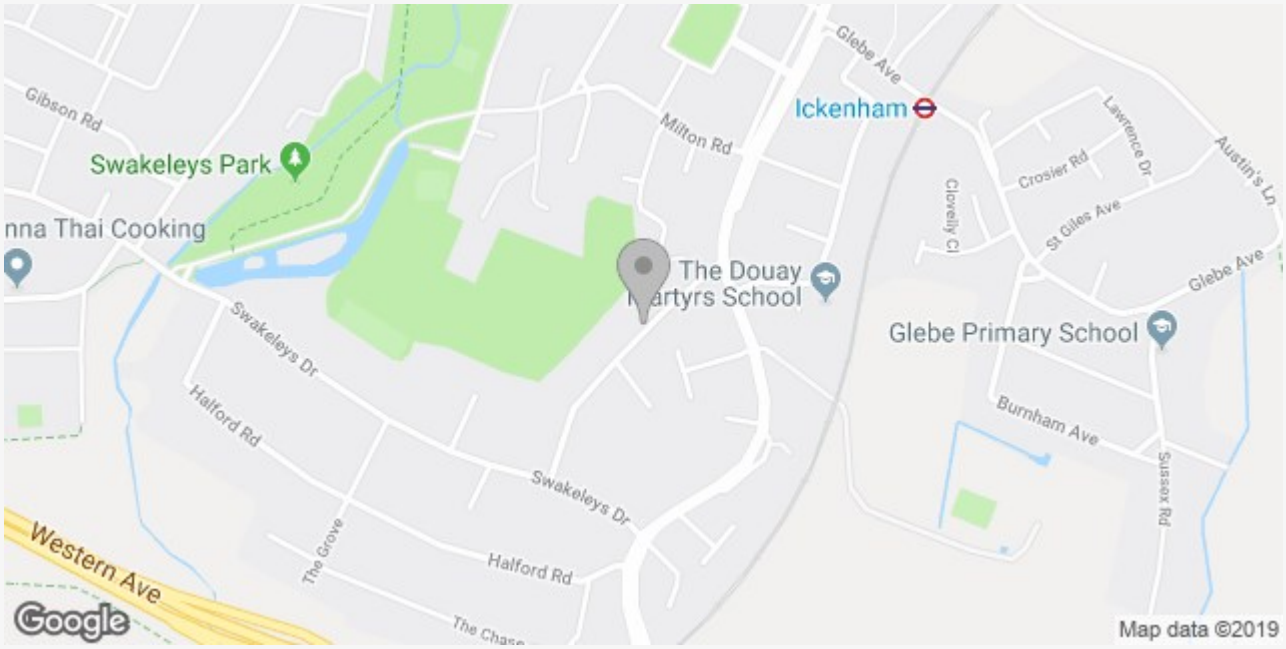
These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas,measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed 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.

01895 677 100 | ickenham@lakinandco.com | www.lakinandco.com

LAKIN & CO

Court Road, Ickenham UB10 8TE

Guide Price £849,950



rightmove Zoopla.co.uk PrimeLocation.com homes24.co.uk Homes & Property

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.

59, Swakeleys Road Ickenham, UB10 8DG | 01895 677 100
ickenham@lakinandco.com | www.lakinandco.com

arla | propertymark PROTECTED
The Property Ombudsman