



- A FIVE Bedroom Period Home
- Three Bathrooms
- Approx 30 ft Lounge
- Double Garage
- Ample Off Street Parking

- Detached Residence
- Private Driveway
- Utility Room
- Good Size Garden
- EPC Rating D

A substantial FIVE bedroom period home set in a secluded location close to Ickenham Village. A stunning property with character charm and grand proportions comprises: porch, impressive entrance hall with stained glass front door, master bedroom with en suite bathroom, four further double bedrooms, one with en suite shower room, family bathroom, spacious kitchen/breakfast room, 30' through lounge, drawing room, study, dining room and sitting room. The property benefits include: Double glazed sash windows, gas central heating, utility room, courtyard, off street parking for numerous vehicles being approached by its own private driveway, good size rear garden and double garage. The downstairs bedroom with en suite shower room and sitting room could easily be used as part of a self-contained annex. We strongly advise internal inspection to appreciate this unique property. Located in close proximity to Ickenham High Street which offers a good range of local shops, cafes and restaurants and also just minutes from Swakeleys Park. West Ruislip and Ickenham tube stations are nearby offering easy access into Central London via the Central and Metropolitan/Piccadilly lines. The house provides convenient access to the A40 with its access into London and the Home Counties and is also located just a short distance from sought after local schools including Vyners & Breakspear.

Viewings: Strictly by appointment only with Lakin & Co

*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.

Entrance Porch

Entrance Porch - Front aspect double doors, dual aspect windows, porch light, through to:

Entrance Hall

Entrance Hall - Stairs to first floor landing, cupboard under stairs, radiator, dado rail, alarm, front door with stained glass, doors to:

Through Lounge

Through Lounge - Front aspect double glazed sash bay window, picture rail, double radiator x 2, side aspect double glazed sash windows x 2, rear aspect French doors to rear garden, coved ceiling, feature gas fireplace, storage cupboard, wall lighting, television point x 2.

Drawing Room

Drawing Room - Front aspect double glazed sash bay window, picture rail, coved ceiling, television point, telephone point, double radiator, working open fireplace.

Study

Study - Dual aspect double glazed sash windows, double radiator, coved ceiling, picture rail.

Dining Room

Dining Room - Side aspect double glazed sash window, wooden ceiling beams, double radiator, coved ceiling, side aspect double glazed window.

Kitchen/Breakfast Room

Kitchen/Breakfast Room - Dual aspect double glazed sash windows, ceramic tiled flooring, 'Neff' double oven, one and a half stainless steel sink and drainer, 5 ring 'Neff' gas hob, space for fridge and freezer, double radiator, coved ceiling, television point, 'Neff' extractor hood, cupboard housing wall mounted 'Potterton' boiler, range of base and eye level units, down lighting.

Inner Hallway

Inner Hallway - Side aspect door to rear garden, part tiled walls, ceramic tiled flooring, side aspect double glazed sash window, coved ceiling, loft access (insulated), radiator. This leads to the kitchen of the main house or to downstairs bedroom with en suite shower room and sitting room which could be used as part of a self-contained annex.

Downstairs Bedroom

Downstairs Bedroom - Front aspect double glazed window and front aspect double glazed door to courtyard, double radiator, range of built in wardrobes and overhead units, loft access (insulated), coved ceiling, door to:

En Suite Shower Room

En Suite Shower Room - Fully tiled walls, opening skylight, stand in shower cubicle, pedestal wash hand basin, low level wc, heated towel rail, extractor fan.

Sitting Room

Sitting Room - Rear aspect double glazed French doors to rear garden, rear aspect double glazed windows, double radiator, coved ceiling, television point x 2.

Utility Room

Utility Room - Opening skylight, stainless steel sink and drainer, space for washing machine, space for tumble dryer, low level wc, ceramic tiled flooring, part tiled walls, coved ceiling, radiator, range of base and eye level units.

Landing

Landing - Front aspect double glazed sash window, coved ceiling, picture rail, dado rail, doors to:

Master Bedroom

Master Bedroom - Front aspect double glazed sash window x 2, double radiator, range of built in wardrobes with cupboards overhead, picture rail, television point, coved ceiling, door to:

En Suite

En Suite - Rear aspect double glazed sash window, bidet, low level wc, pedestal wash hand basin, heated towel rail, part tiled walls, panel enclosed bath with mixer taps and hand shower attachment, wall mounted electric shower, coved ceiling, downlighting, extractor fan.

Bedroom Two

Bedroom Two - Dual aspect double glazed sash windows, picture rail, double radiator, television point.

Bedroom Three

Bedroom Three - Side aspect double glazed sash window, picture rail, double radiator, television point.

Bedroom Four

Bedroom Four - Side aspect double glazed sash window, picture rail, double radiator, television point.

Bathroom

Bathroom - Rear aspect double glazed window, rear aspect double glazed frosted sash window, bidet, pedestal wash hand basin, panel enclosed bath with mixer taps and shower attachment, airing cupboard housing tank with cupboard over, loft access (lighting and insulated), stand in shower cubicle, fully tiled walls, low level wc, double radiator.

Front

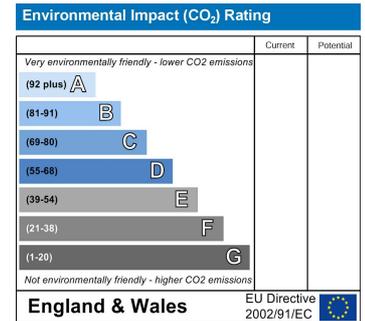
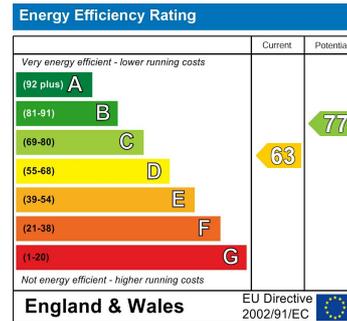
Front - The property comes with ample off street parking for numerous vehicles which is accessed via its own private driveway.

Garden

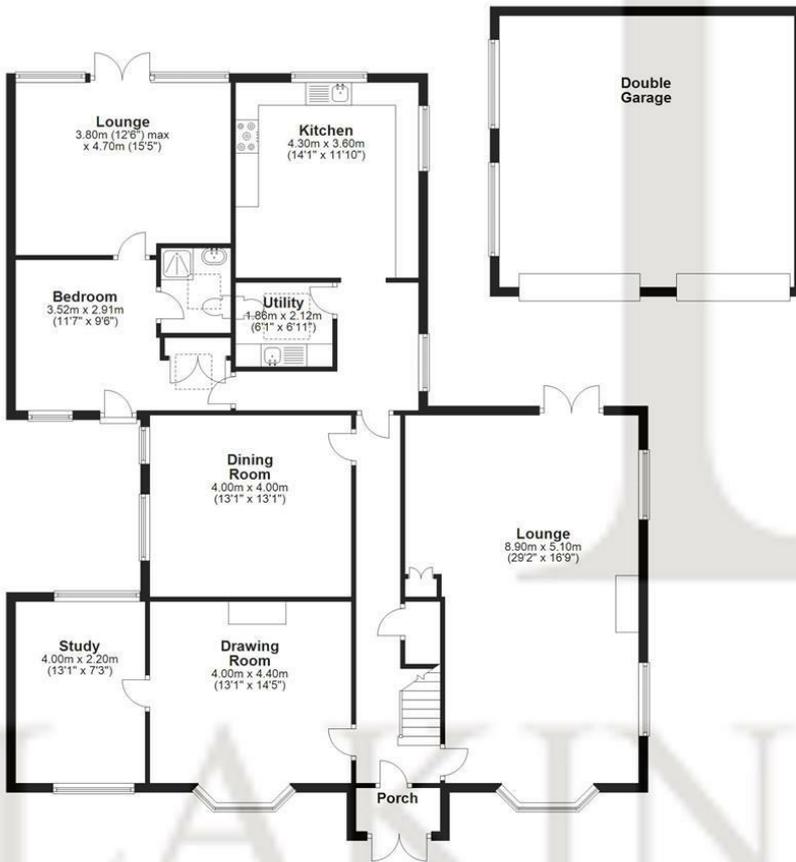
Garden - Mainly laid to lawn, patio area, pond, flower and shrub borders, outside tap, outside lighting, side access to driveway, outside power, security lighting.

Double Garage

Double Garage - With power and lighting.



Ground Floor
Approx. 197.3 sq. metres (2123.9 sq. feet)



First Floor
Approx. 96.1 sq. metres (1034.3 sq. feet)



Total area: approx. 293.4 sq. metres (3158.1 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.



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