



- Five Bedroom
- In Need Of Modernisation
- No Upper Chain
- Spacious Garden
- Gas Central Heating

- Semi Detached House
- Potential For Extension (STPP)
- Within Walking Distance Of Ickenham Village
- Double Glazing
- EPC Rating D

A five bedroom semi detached family home situated in a quiet residential road within walking distance of Ickenham village. Offered to the market with no upper chain this property needs complete modernisation throughout and has potential for further extension (stpp).

The property briefly comprises, entrance hallway with doors leading to spacious reception room, kitchen, dining room, downstairs W.C. utility room and internal access to a 27ft garage. To the first floor there are four double bedrooms, fifth single bedroom and a family bathroom. To the rear is access to a large rear garden at approximately 36ft. To the front off street parking is provided.

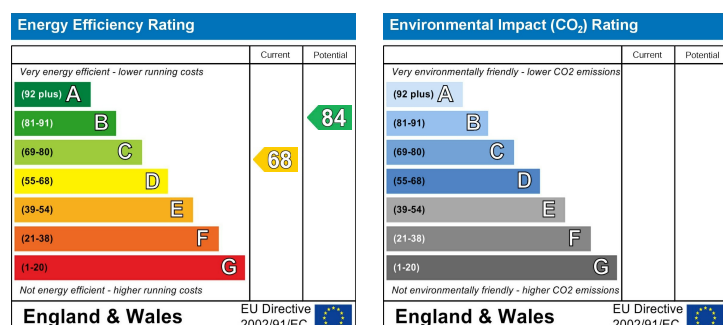
Situated on Wallasey Crescent, a quiet tree lined residential road which is moments away from Ickenham Village offering a variety of coffee shops, restaurants, pubs and convenience stores. It also houses the Metropolitan/Piccadilly Lines which get you in to London within the hour. For families Breakspear Primary school and Vyners secondary school are within close proximity. The A40/M40/M25 is also a short drive away.

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.

DISCLAIMER

These particulars are a general guide only for prospective buyers. They do not form part of any contract. Services, systems and appliances have not been tested.

Buyers information: In accordance with HMRC Anti Money Laundering Regulations a buyer(s) must attend our office to provide Photo Identification and Proof of Address (valid in last 3 months).



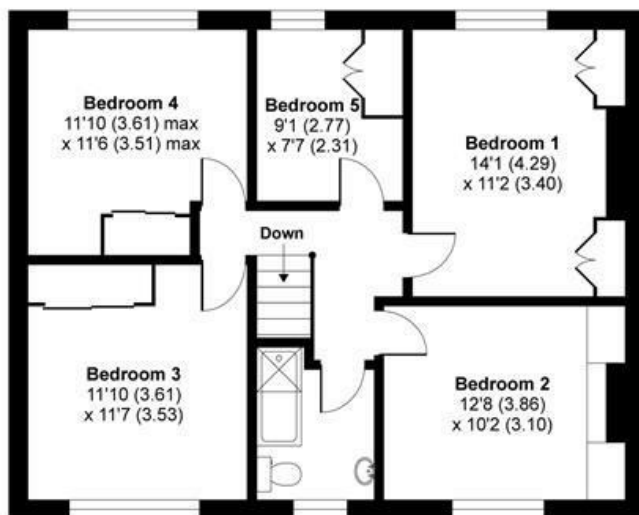
Wallasey Crescent, Ickenham, Uxbridge, UB10

Approximate Area = 1610 sq ft / 149.5 sq m

Garage = 221 sq ft / 20.5 sq m

Total = 1831 sq ft / 170 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Lakin & Co. REF: 778170

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