



- Four bedrooms
- No Upper Chain
- Potential For Extension (stpp)
- Close To Vyners Secondary School
- Gas Central Heating
- Detached
- Off Street Parking
- Within Waking Distance Of Ickenham Village
- Double Glazing
- EPC Rating D

Lakin & Co are delighted to bring to the market this spacious and rarely available FOUR bedroom detached family home. Offered to the market with no upper chain this property has huge potential for further extension (stpp).

The property briefly comprises four double bedrooms, family bathroom with separate W.C, spacious lounge, bright welcoming entrance way, large kitchen with utility room, a sizeable conservatory looking over a very attractive rear garden. The property offers off street parking for two cars and access to a garage.

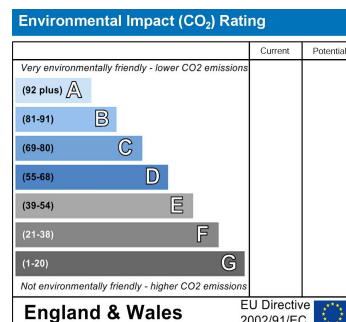
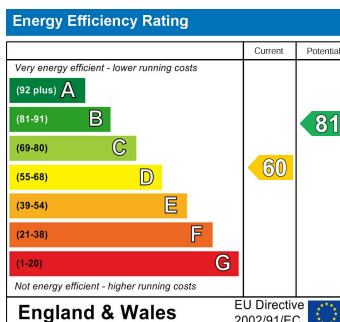
Located in close proximity to Ickenham High Street which offers a good range of local shops, cafes and restaurants and also just minutes from Swakeleys Park. West Ruislip and Ickenham tube stations are nearby offering easy access into Central London via the Central and Metropolitan/Piccadilly lines. 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.

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

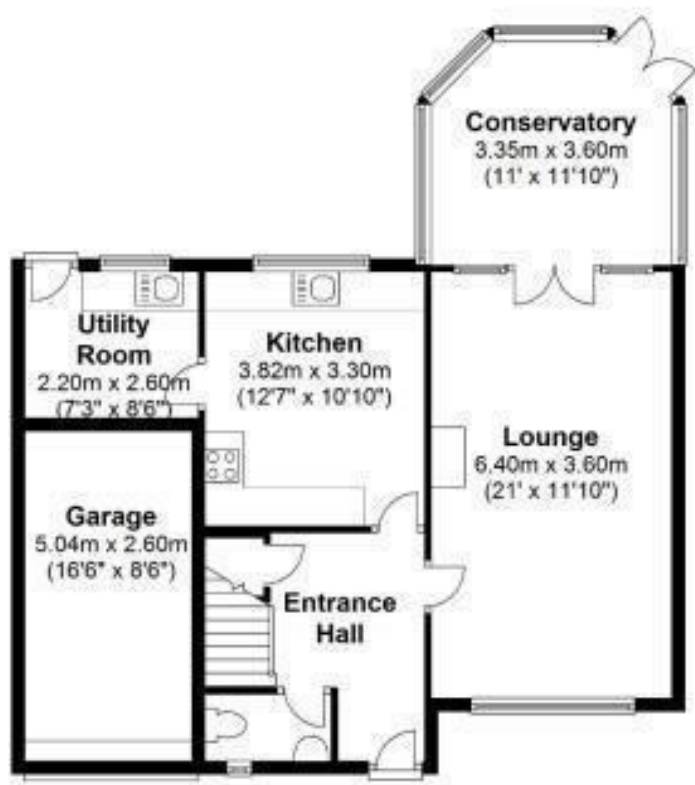
These particulars are a general guide only for prospective buyers. They do not form part of any contract. Services, systems and appliances have not been tested.

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).



Ground Floor

Approx. 78.8 sq. metres (848.5 sq. feet)



First Floor

Approx. 65.2 sq. metres (701.4 sq. feet)



Total area: approx. 139.1 sq. metres (1497.5 sq. feet)

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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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.