



- Three Bedrooms
- Vyners Catchment
- 50 x 32 Ft. Rear Garden (Approx)
- No Chain
- Downstairs W/C

- Detached
- Potential To Extend S.T.T.P
- Quiet Cul-De-Sac
- Perfect For The Growing Family
- EPC Rating E

NO CHAIN!! Lakin & Co are delighted to bring to the market this THREE Bedroom TWO Bathroom Detached Family Residence, situated in a quiet residential cul-de-sac and located a short walk from Vyners Secondary School, Swakeleys Park and Ickenham High Street.

Spanning over 1400 square feet, this three bedroom detached residence is perfect for a range of buyers, with further potential to extend S.T.P.P it could suit a growing family for the next few decades. Comprising; entrance hallway leading to lounge and downstairs W/C, wide rear reception space leading to breakfast room and lawn, three double bedrooms, large driveway, previously extended.

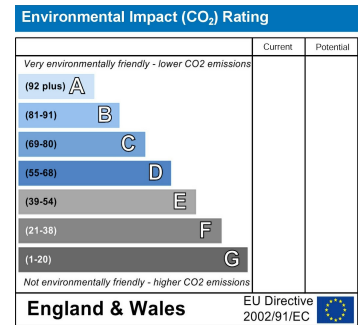
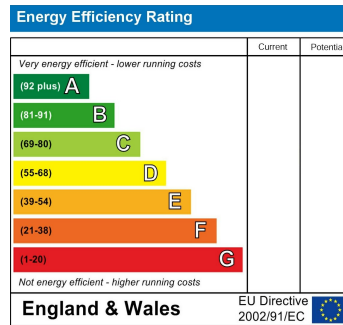
Further benefits include; garage to the side of the property with car port, first floor family bathroom, gas central heating, double glazing, loft storage and a beautifully maintained rear garden.

Lodore Green is a leafy cul-de-sac positioned close to Swakeleys Road, it is a short walk from the village which offers a superb range of fashionable shops, cafés and restaurants whilst the pleasant open space of Swakeleys park and duck pond are a short stroll away. Ickenham station (Metropolitan/Piccadilly lines) is a short distance away providing reliable links into the City and West End. Alternatively, West Ruislip station (Central Line) is nearby. For the motorist the A40 is a short drive away providing access to Central London and links to the M40/M25. For families, there are a number of highly regarded schools including; Vyners Secondary School, Douay Martyrs, Breakspear Infant and Juniors.

To the front of the property there is driveway offering parking for multiple cars and access to garage/storage. Side access also leads to the secluded rear garden with a patio area leading to a well-kept lawn.

Call us today to arrange a viewing, do not miss this opportunity!

Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer



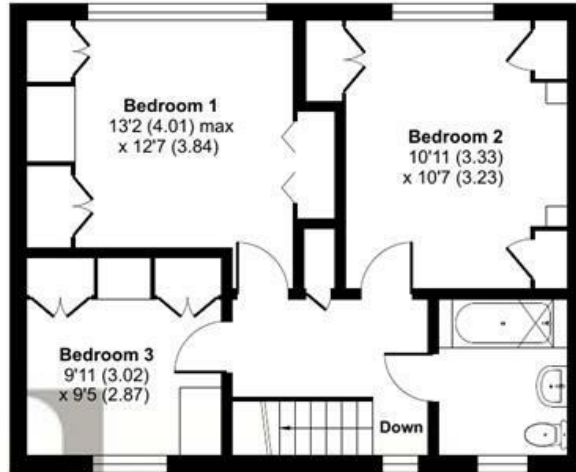
Lodore Green, Ickenham, Uxbridge

Approximate Area = 1279 sq ft / 119 sq m

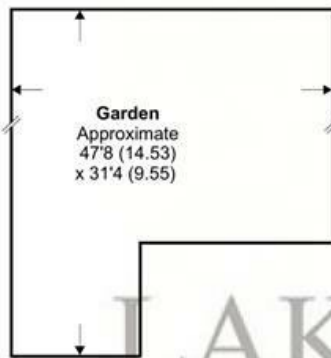
Outbuilding = 167 sq ft / 15 sq m

Total = 1446 sq ft / 134 sq m

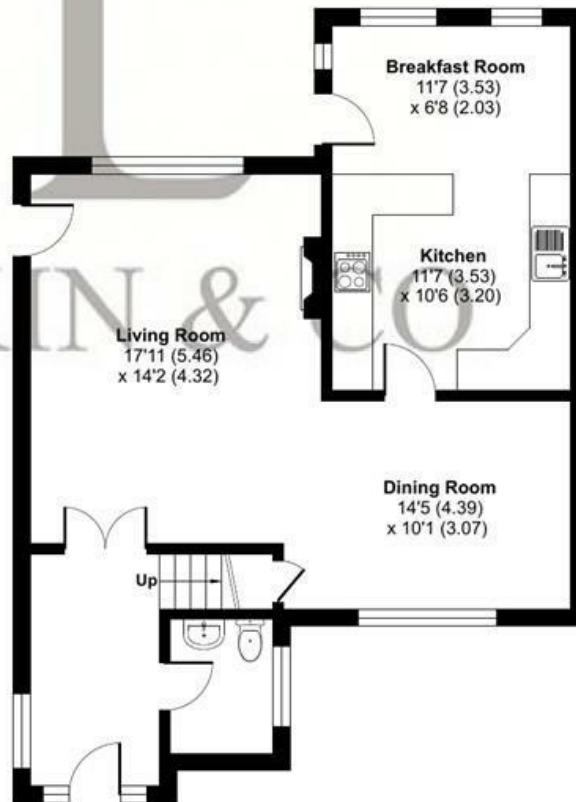
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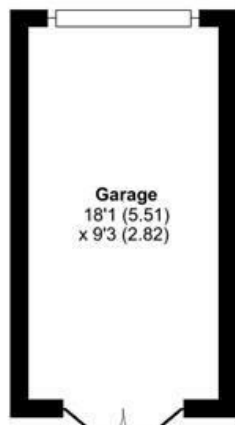
FIRST FLOOR



LAKIN & CO



GROUND FLOOR

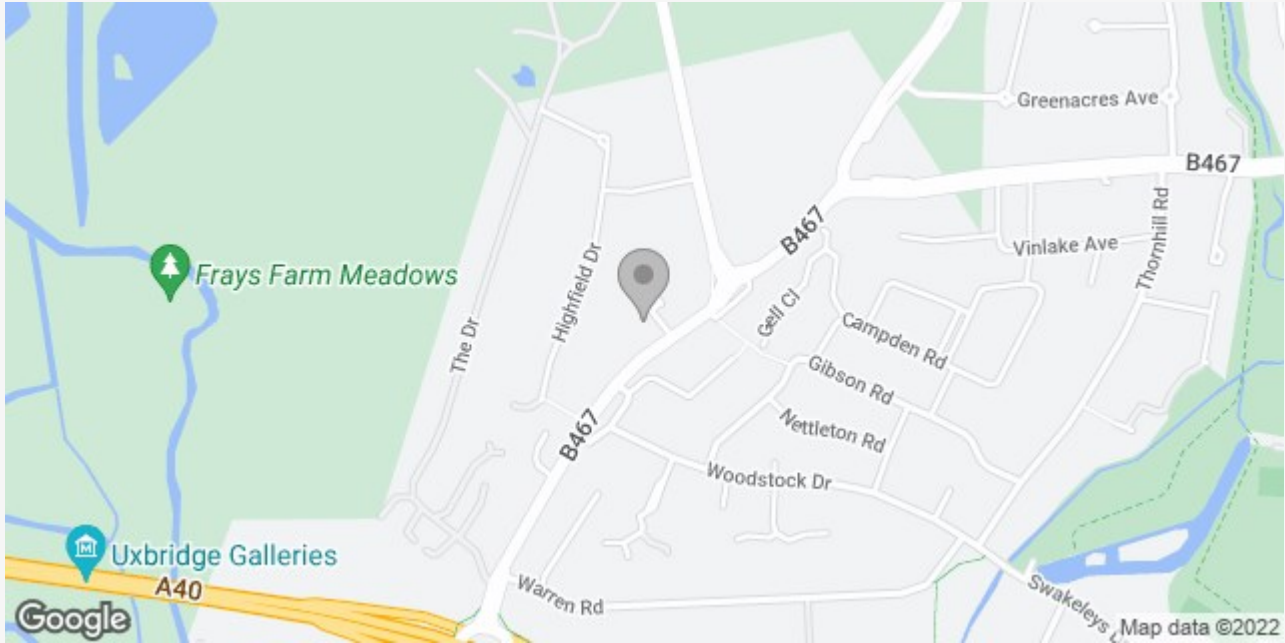


GARAGE



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Lakin & Co. REF: 842450

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.