



- Detached 2 Bedroom House
- Fitted Kitchen and Utility
- Double Glazing
- Potential To Extend Subject To PP
- Gas Central Heating
- Immaculate Throughout
- Close Excellent Schools
- Easy Level Walk to Village Centre
- Garage and Off Street Parking
- EPC Rating E

An immaculate two bedroom detached house in popular residential road very close to the village centre with considerable scope for extension subject to the usual planning consents.

Well located with the favoured Breakspeare primary and Vyners secondary schools close by and both Ickenham (Piccadilly and Metropolitan) and West Ruislip (Central and Chiltern) line stations within easy reach.

Accommodation comprises: on the ground floor, reception room, separate dining room with patio doors to garden and fitted kitchen. On the 1st floor, 2 Double bedrooms, Bathroom and shower room. Detached garage (currently used as utility). Covered way and further off street paved parking. Sunny rear garden mainly paved with borders.

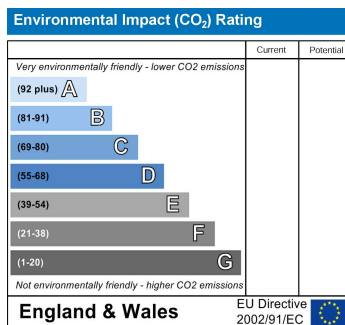
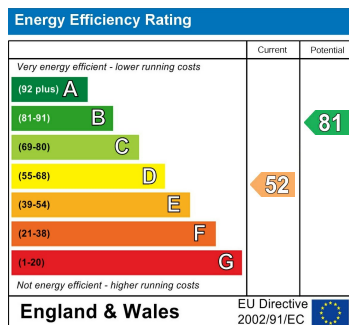
Ickenham Village offers a full range of local amenities, cafes, shops, pubs, restaurants, sports clubs and recreational facilities.

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.

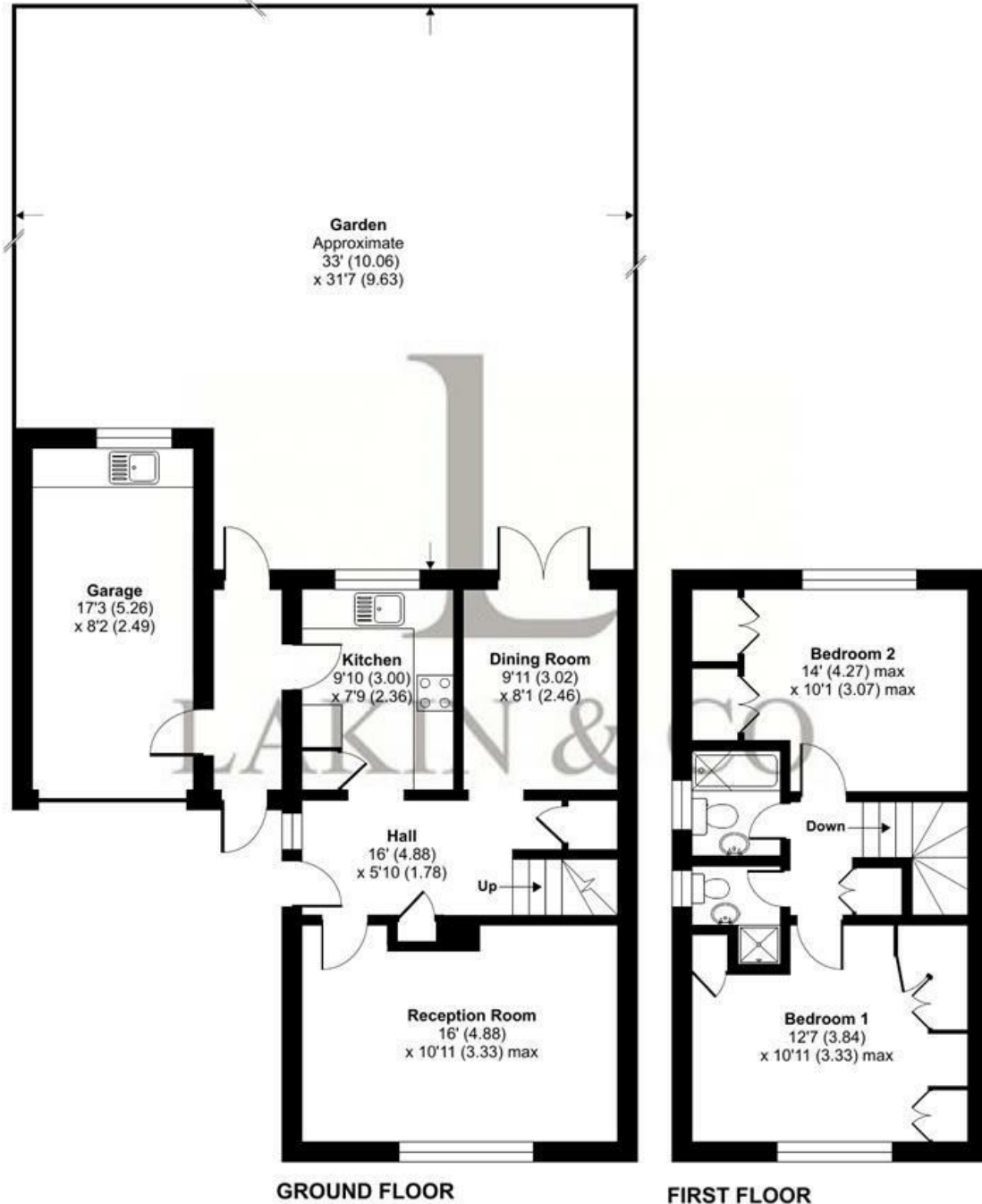
Buyers information: In accordance with HMRC Anti Money Laundering Regulations a buyer(s) must attend our office to provide Photo Identification and Proof of Address (valid in last 3 months)



Rectory Way, UB10

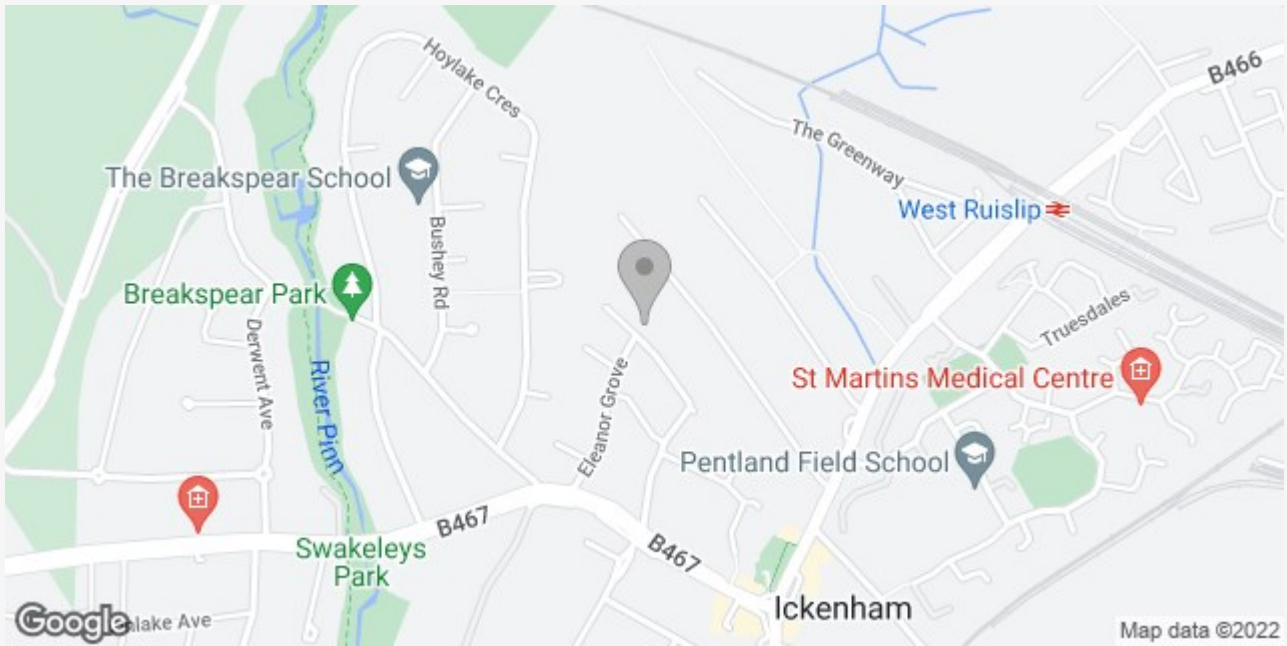
Approximate Area = 1037 sq ft / 96.3 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Lakin & Co. REF: 864493

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.



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.