



- Vyners School Nearby
- THREE Bedrooms
- Driveway For Multiple Cars
- Clean And Tidy Interiors
- Swakeley's Park Nearby

- Detached Residence
- Extension Potential (S.T.T.P)
- Garage To Side
- Walking Distance to Ickenham High Street
- EPC Rating D

Lakin & Co are pleased to bring to the market a superb THREE Bedroom detached residence with the potential to be remodelled into the perfect family home that will last decades to come, situated in one of Ickenham's most prestigious locations.

This exceptional property is offered with NO ONWARD CHAIN and currently comprises a wide and welcoming entrance hallway with access to a 26ft long through lounge and dining area and a 'galley style' kitchen on the downstairs. Upstairs you will find three well proportioned bedrooms, the master having the benefit of fitted wardrobes and a separate bathroom & toilet, Attention any buyers who required the use of a large driveway as this property has the space at the front to fit many vehicles, and the well maintained rear garden is well positioned to receive the sunlight throughout the day.

The value lies in the potential with this offering, subject to the usual planning permission you could look to extend the house and incorporate the side garage increase the floor area.

Woodstock Drive is an Idyllic and quiet location for a range of different buyers, the immediate roads nearby lend perfectly for an evening stroll, two of the most popular schools in the wider area are only a stones throw away and the village High Street is within easy reach for a Sunday morning coffee.

Ickenham is a leafy and quiet village set within the suburbs of Greater London , it has some of the best schools and amenities in the extended area, with a strong sense of community, it is extremely well connected with its own London Underground Station with access to the Metropolitan and Piccadilly Lines, various bus links to local towns, and is also within close proximity to Heathrow Airport and Mount Vernon Hospital.

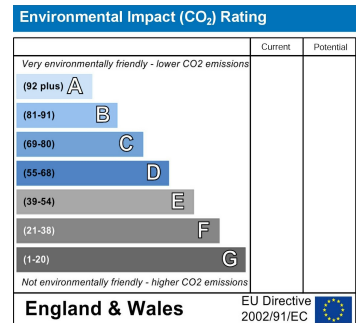
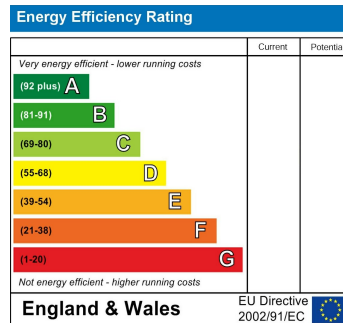
Disclaimer:

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.

Tenure: Freehold

Local Authority: Hillingdon Council

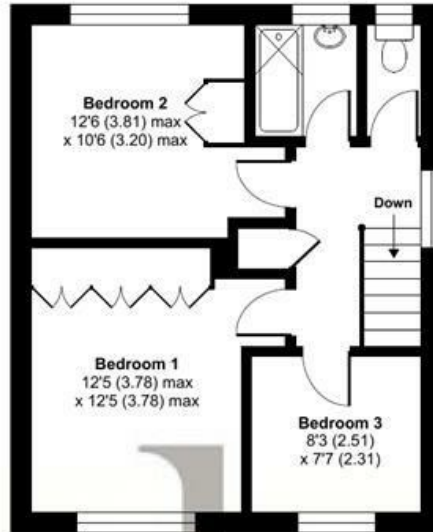
Council Tax Band: F



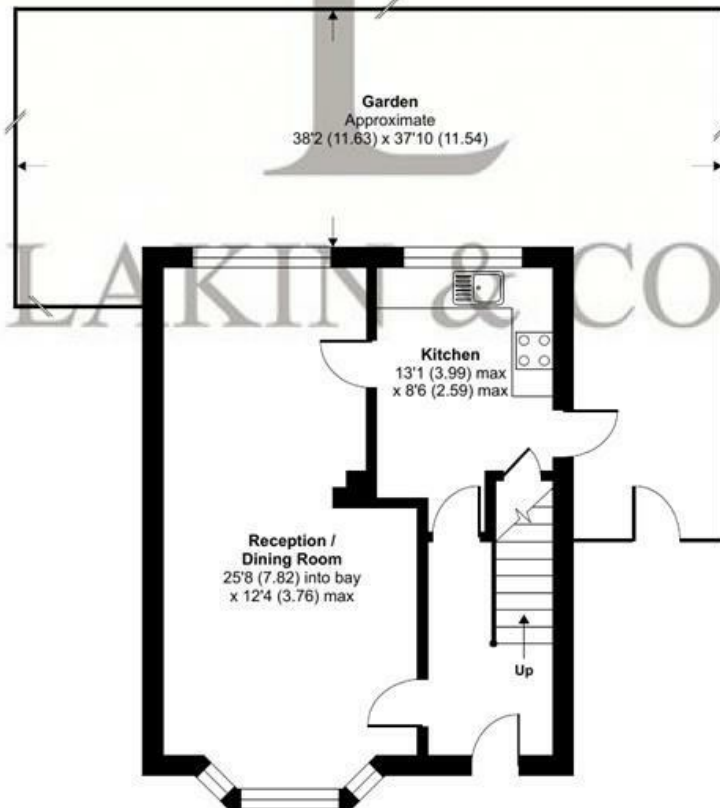
Woodstock Drive, UB10

Approximate Area = 931 sq ft / 86.5 sq m

For identification only - Not to scale



FIRST FLOOR

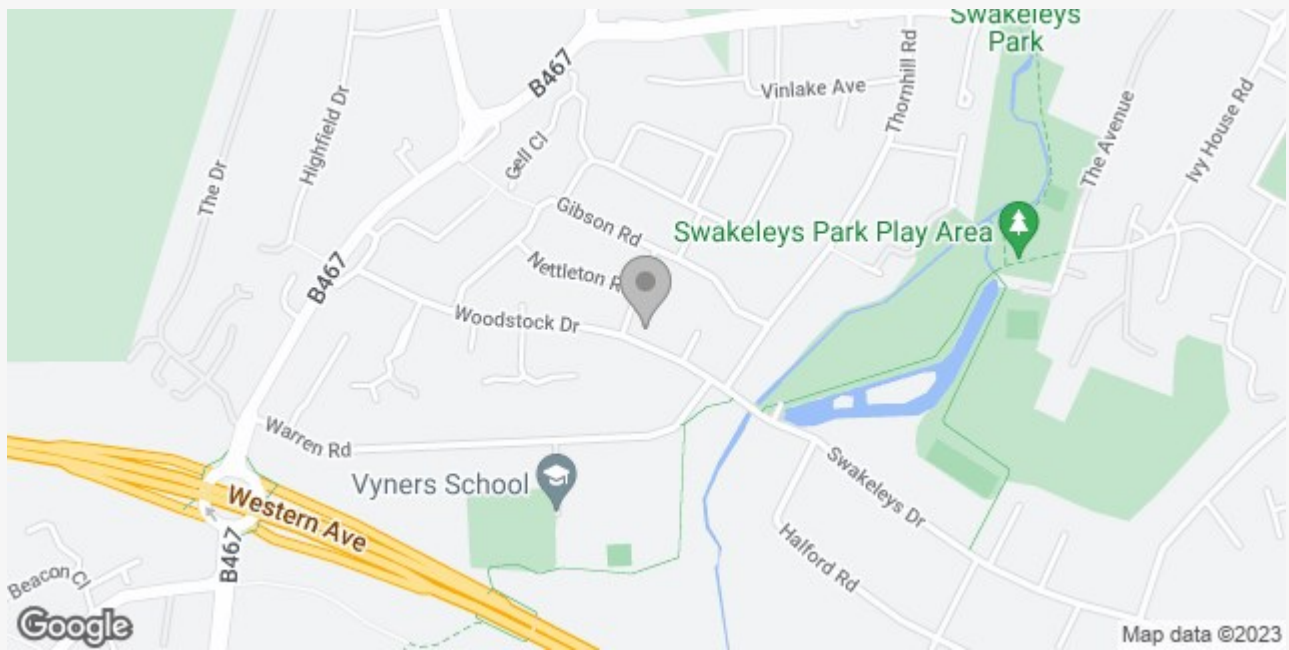


GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Lakin & Co. REF: 888736

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.