



- THREE/FOUR Bedrooms
- 35ft x 29ft Open Plan Kitchen/Lounge
- Converted Loft Space
- Great School Catchments
- Ruislip Lido Nearby

- Detached
- Off Street Parking
- Stunning Rear Garden
- Walking Distance to Ickenham High Street
- EPC Rating C

Lakin & Co are pleased to bring to the market this stunning and delightful THREE/FOUR Bedroom detached family residence, situated on one of Ickenham's premier roads and is surrounded by green spaces.

This charming and characterful property has been maintained to a very high standard by the current owner and offers an abundance of usable space. It has been extended to the rear but also offers great potential to extend further S.T.P.P, If you are looking for a house with great school catchments and future proofed for the next few decades this could be the offering for you!

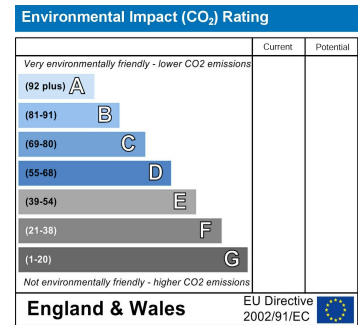
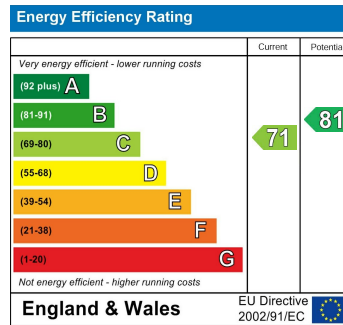
Internally you will find a wide and welcoming entrance hallway with double bedroom or reception space, a 35ft x 29 ft open-plan reception & kitchen space with integrated units. The living area is naturally bright with large wall and ceiling windows welcoming light from the South East facing garden which also enjoys the benefits of a purpose built gym/outbuilding and shed. Upstairs comprises two large double bedrooms, a family bathroom with separate toilet, and the loft level houses the master bedroom.

The rear garden provides an outstanding space for entertaining with a double brick built barbecue on a tiled patio with a stylish wooden overhang for all weather outdoor cooking.

Breakspear Road South is an idyllic and quiet location for a range of different buyers, the immediate roads nearby are perfect for an evening stroll.

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



Breakspear Road South, Ickenham, Uxbridge, UB10

Approximate Area = 1847 sq ft / 171.6 sq m (includes garage)

Limited Use Area(s) = 37 sq ft / 3.4 sq m

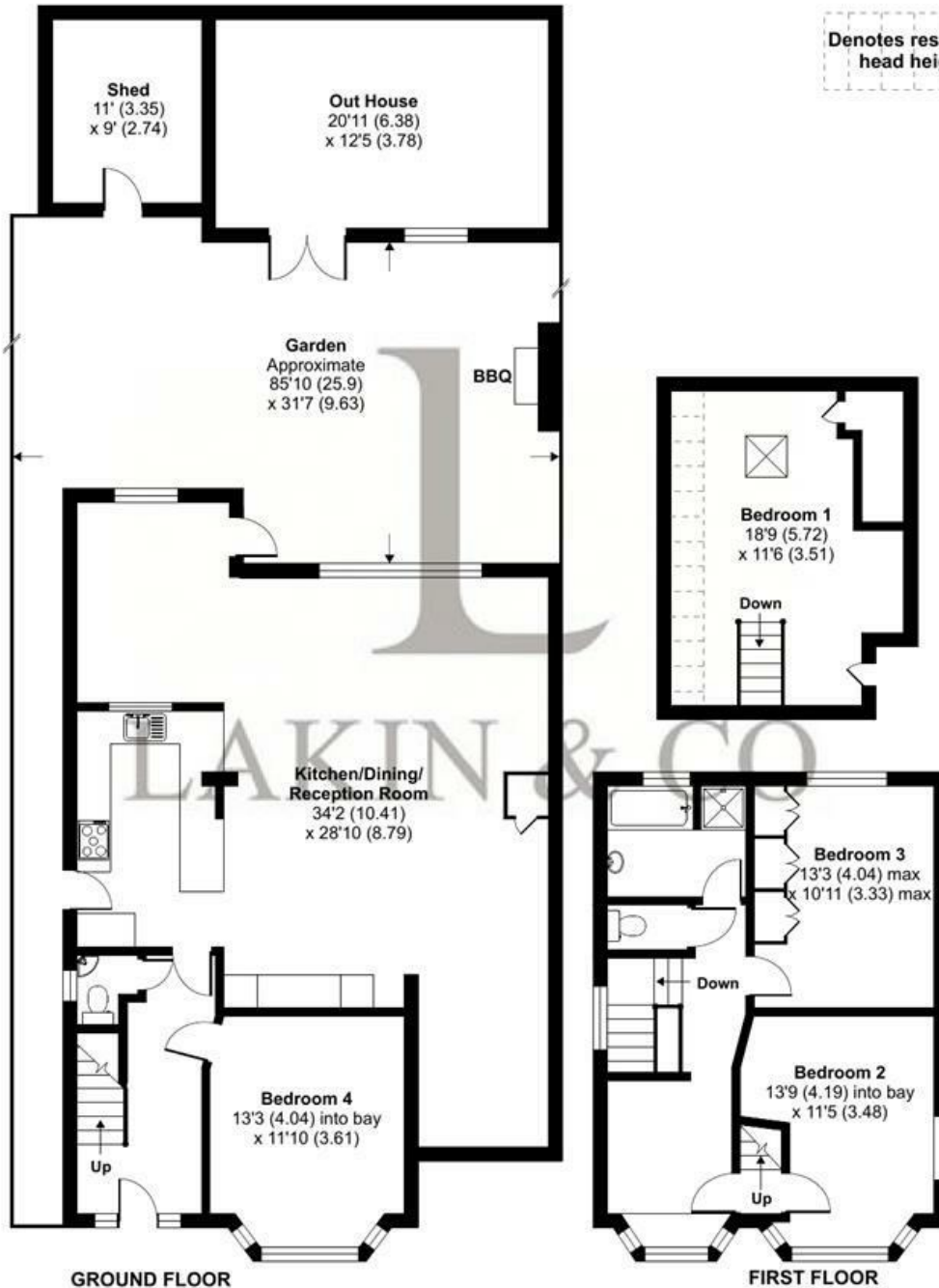
Outbuilding = 349 sq ft / 32.4 sq m

Total = 2233 sq ft / 207.4 sq m

For identification only - Not to scale

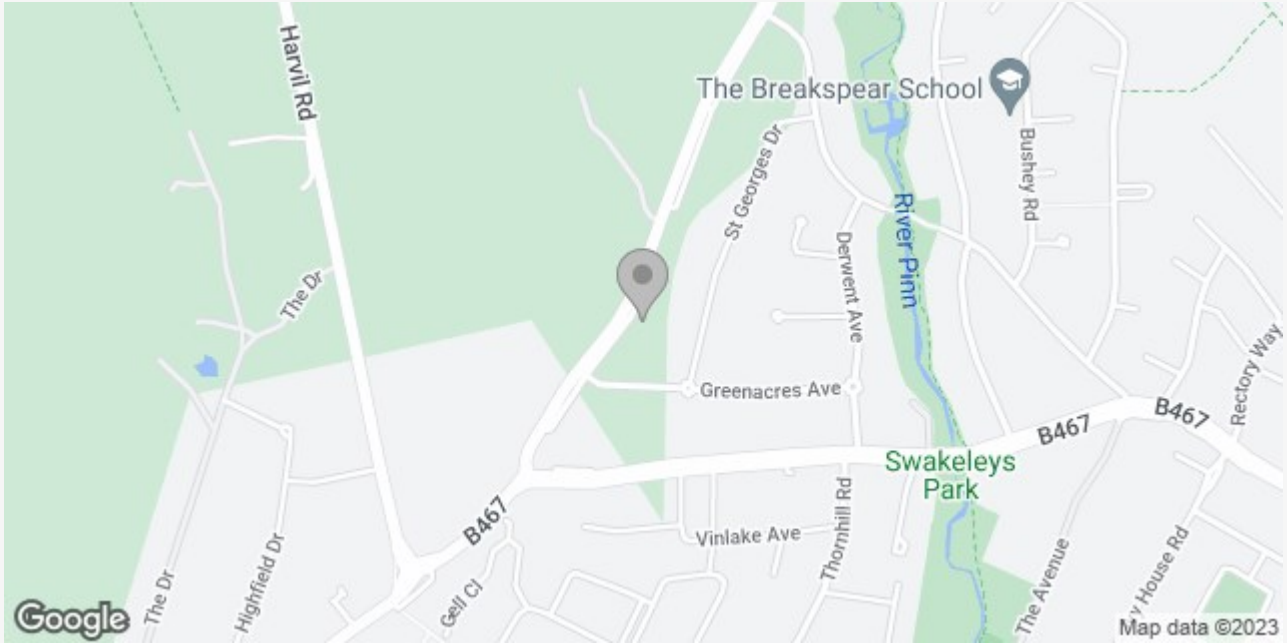


Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñcheom 2021. Produced for Lakin & Co. REF: 888688

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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