



- THREE Double Bedrooms
- Stunning Internal Condition
- Short Stroll To Ickenham Station
- Great Schooling Area
- No Chain

- Semi Detached
- Off Street Parking
- Extended
- 92ft. Rear Garden
- EPC Rating D

NO CHAIN! A delightful extended THREE Bedroom semi detached family home, situated in a quiet residential road in one of Ickenham's most popular locations.

This stunning property has been refurbished and maintained to a very good standard by the current owner, and offers exceptional potential for the growing family. The property comprises a warm and welcoming entrance hallway with door leading to the open plan 21ft x 16 ft lounge and diner, the kitchen occupies the rear extension and is modern with fitted appliances, the garden is approx. 92 ft in length and the downstairs also benefits from a guest W/C. To the first floor you will find three double bedrooms, a family bathroom and access to the loft, which subject to the usual planning permission, could be converted to provide a fourth bedroom.

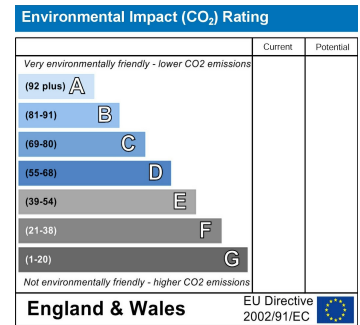
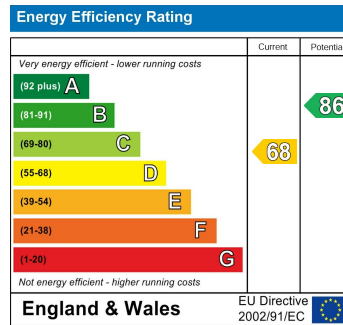
The property is situated on Milverton Drive which is a short walk away from Ickenham Village which offers a variety of coffee shops, restaurants and convenience stores. It also provides access via the Underground Station for the Metropolitan and Piccadilly lines which get you in to London within the hour. For families, there are a number of highly regarded schools including Glebe Primary, Breakspear Infant and Juniors and Vyners Secondary School. For the motorist the A40 is a short drive away providing access to Central London and the Home Counties.

This property is sure to sell very quickly so please do not hesitate to call straight away for a viewing!

Tenure: Freehold  
Local Authority: Hillingdon Council  
Council Tax Band: D

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).

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.



**Milverton Drive, Ickenham, Uxbridge, UB10**

Approximate Area = 1096 sq ft / 102 sq m (includes garage)

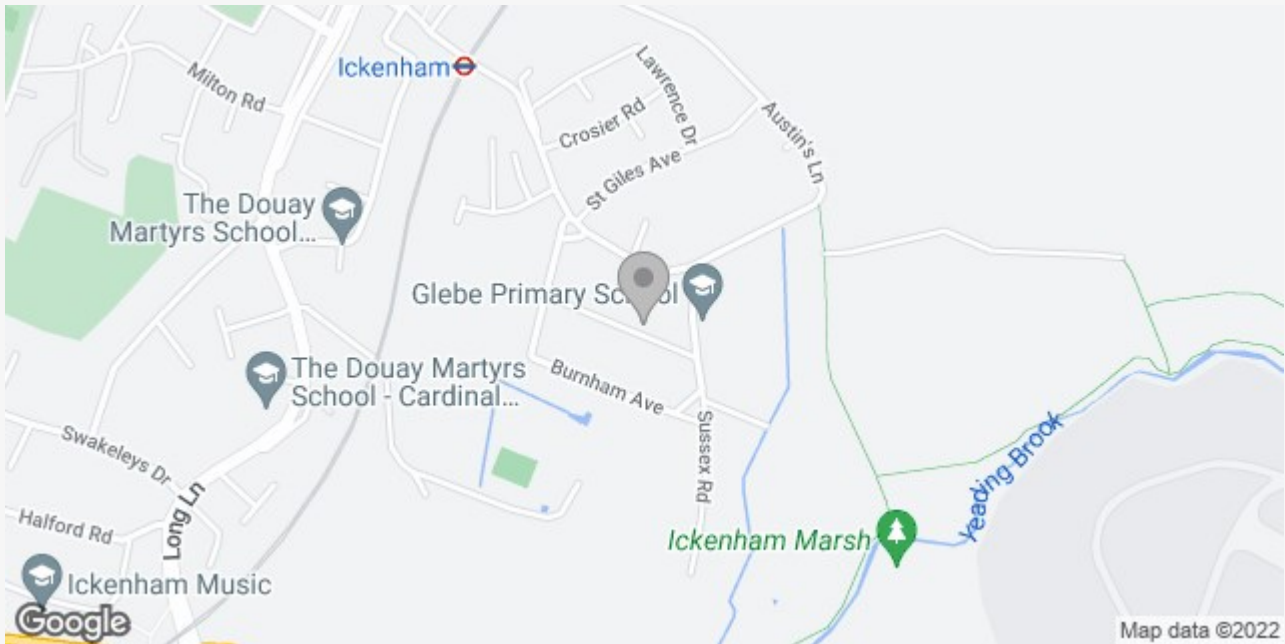
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2022. Produced for Lakin & Co. REF: 894141

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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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.