

- No Chain
- Off Street Parking
- Stunning Condition
- EPC Rating D

- THREE Bedrooms
- Garage
- Close To West Ruislip Underground Station

NO CHAIN! A stunning extended THREE bedroom family home situated in a popular Ickenham location, only a stones throw away from West Ruislip central line station.

This beautifully designed home has undergone full refurbishment works in recent years and is in 'move in' condition for the right buyers, the property briefly comprises a wide and welcoming entrance hallway leading to a lounge, the lounge provides access to the large extended kitchen diner which contains an ultra-modern kitchen and bi-fold doors leading out to a well maintained rear garden. Upstairs the property consists of THREE well proportioned bedrooms and the family bathroom.

Other notable features include:

- Parking to rear of property
- Garage in a nearby block
- Gas central heating & double glazing

Haslam Close is a quiet residential road which is a short stroll away from Ickenham Village. Offering a welcoming community atmosphere and superb range of shops, cafes and restaurants. Ickenham station (Metropolitan/Piccadilly) and West Ruislip (Central and Chiltern) lines are within close proximity.

For the motorist the A40/M40/M25 junctions are just a short drive away providing access into Central London and the Home Counties. For families, there are a number of renowned schools including; Douay Martyrs, Glebe Primary School, Breakspear Infant and Juniors and Vyners Secondary School, along with a number of leisure facilities including Ruislip Golf Club, Ickenham Cricket Club, Uxbridge Golf Club and Hillingdon Sports and Leisure Centre.

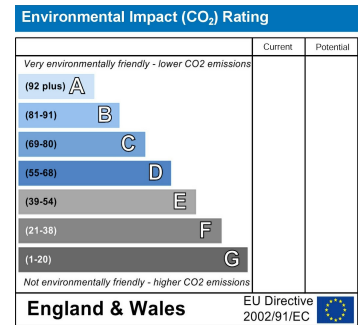
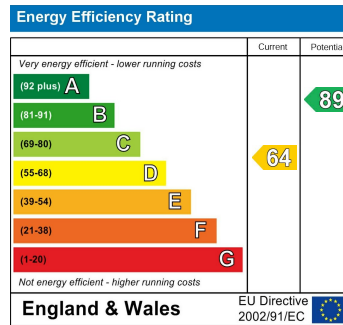
Disclaimer:

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: D



**Ickenham, Uxbridge, UB10**

Approximate Area = 1011 sq ft / 93.9 sq m (includes garage)

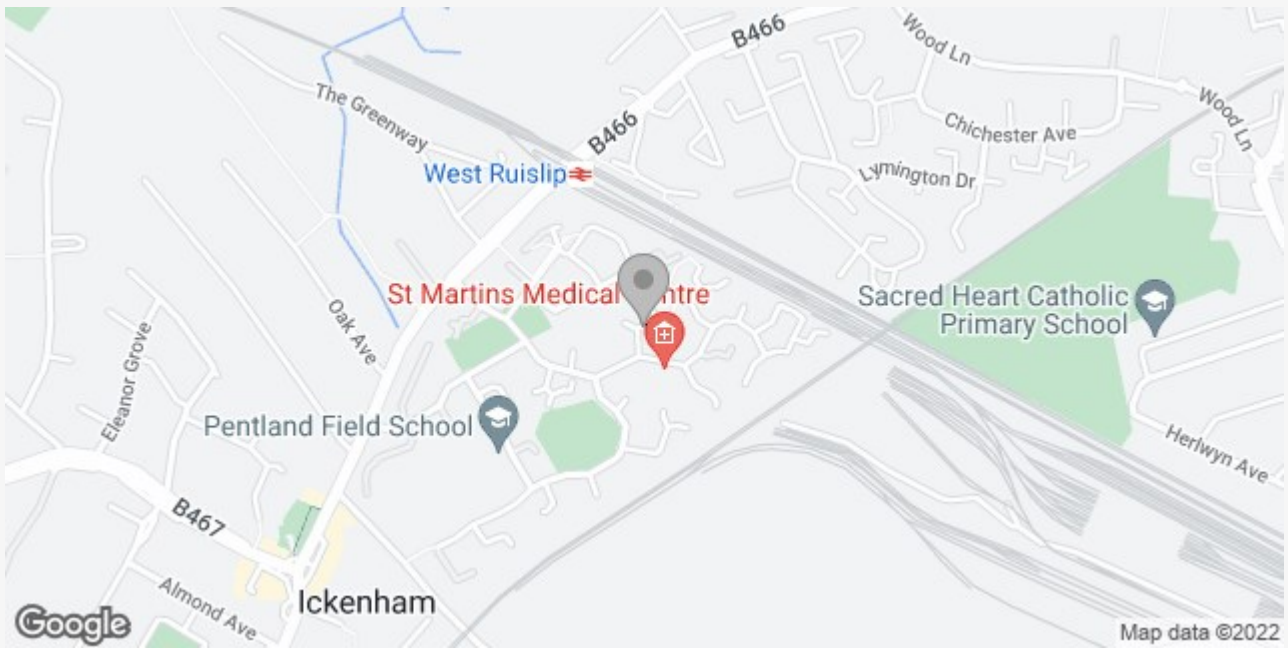
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Lakin & Co. REF: 906218

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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