



- No Chain
- Ideal Downsize
- Potential To Extend S.T.P.P
- Garage
- 1287 Sq. Ft.

- TWO Bedrooms
- Stunning Rear Garden
- Excellent Position On Road
- 25 ft Wide Conservatory
- EPC Rating E

A superb opportunity to purchase a single storey TWO Bedroom bungalow situated in a prime Ickenham Village location offered to the market in 'move in' condition and with no onward chain.

This spacious, extended property is filled with natural light and could easily be moulded to fit most buyers requirements/specifications, whether by extending or repurposing the usage of the rooms, it briefly comprises 1237 sq. ft. of internal space, the warm and welcoming entrance hallway is preceded by a porch for hanging coats and hats, it leads on to the resting quarters provided by two large double bedrooms which are both offered with fitted wardrobes, the family bathroom has a separate w/c and the lounge leads on to the 25ft wide conservatory.

The internal space is also complimented by a utility room and internal access to the garage which is large enough to accommodate a medium sized vehicle. Externally there is ample parking on a driveway, side access round to the rear and a stunning 100 ft. south-easterly facing garden.

St. Georges Drive is an extremely well regarded location, it is popular due to its combination of ease-of-access to the buzzy Ickenham high street and shops, but just far enough away to be tranquil and peaceful. Within moments of the property are exceptional local primary and secondary schools, bus links, motorway links, underground stations, a hospital and a prominent university. Central London is easily accessible via the Central/Metropolitan/Piccadilly Lines that all serve Ickenham.

This property will not be on the market long, please call us today to arrange a viewing!

**Disclaimer:**

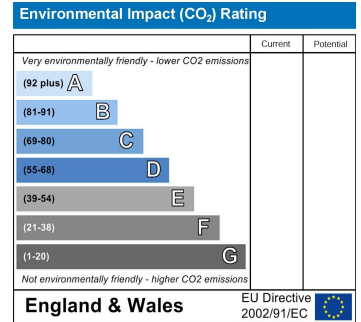
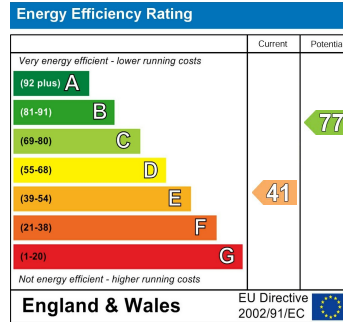
These particulars are a general guide only for prospective buyers. They do not form part of any contract. Services, systems and appliances have not been tested.

Tenure: Freehold

Local Authority: Hillingdon Council

Council Tax Band: F

EPC Rating: E



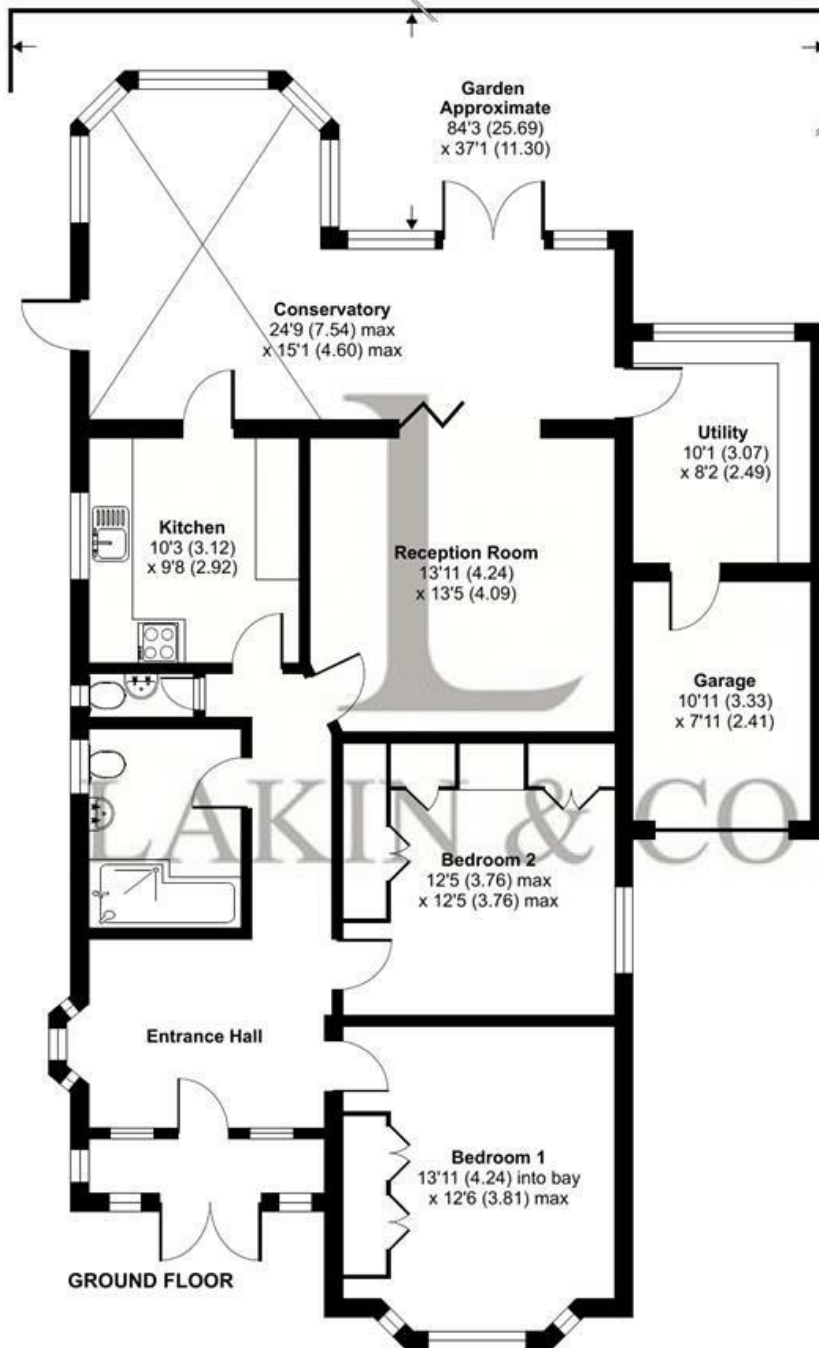
**St. Georges Drive, Ickenham, Uxbridge, UB10**

Approximate Area = 1287 sq ft / 119.5 sq m

Garage = 90 sq ft / 8.3 sq m

Total = 1377 sq ft / 127.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rithecom 2023. Produced for Lakin & Co. REF: 961304

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