



- Two Bedrooms
- Off Street Parking
- Quiet Residential Road
- Walking Distance To Ickenam Village & Transport Links
- Warm Air Gas Central Heating
- Detached
- Garage
- Potential To Extend (stpp)
- Double Glazing
- EPC Rating E

Situated within walking distance of Ickenham Village this two double bedroom detached house is offered to the market with no upper chain. The property requires some modernisation throughout but would be ideal for a small family or someone downsizing.

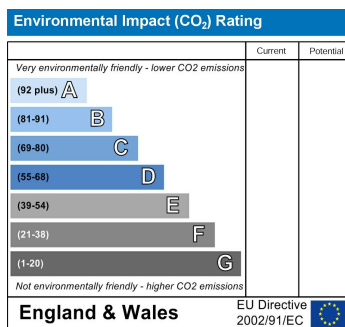
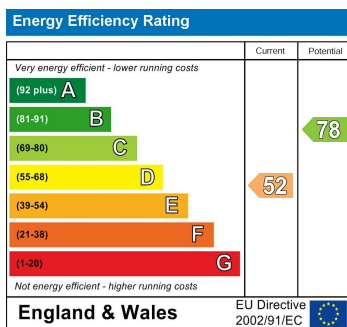
The property briefly comprises: entrance hallway with doors leading to a spacious living/dining room; kitchen with wall and base units and a separate study/office. To the first floor there are two double bedrooms and a family bathroom. To the rear is a garden which is mostly laid to lawn with patio area. To the front there is off-street parking.

Benefits include garage, no upper chain, easy walking distance to Ickenham village, potential for extension subject to the necessary checks.

Located on Eleanor Grove just a short walk to Ickenham village with its array of shops, restaurants and local amenities. For commuters, Ickenham tube station's Metropolitan and Piccadilly lines are also a short walk away and there is easy access to A40/M40/M25 motorway junctions.

Price - £575,000
 Tenure - Freehold
 Local Authority - Hillingdon Council
 Council Tax Band - E

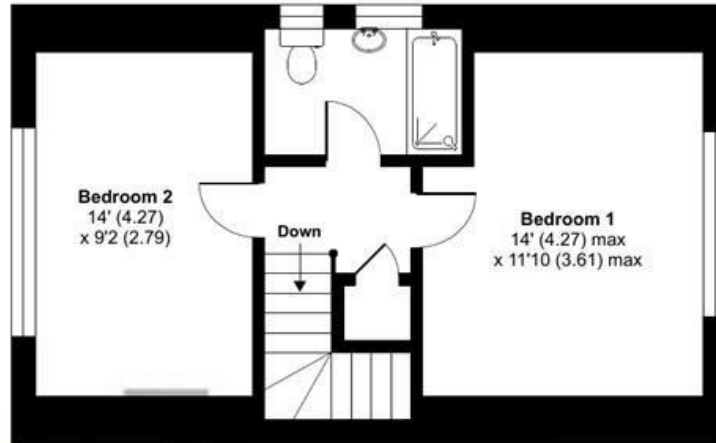
Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract.



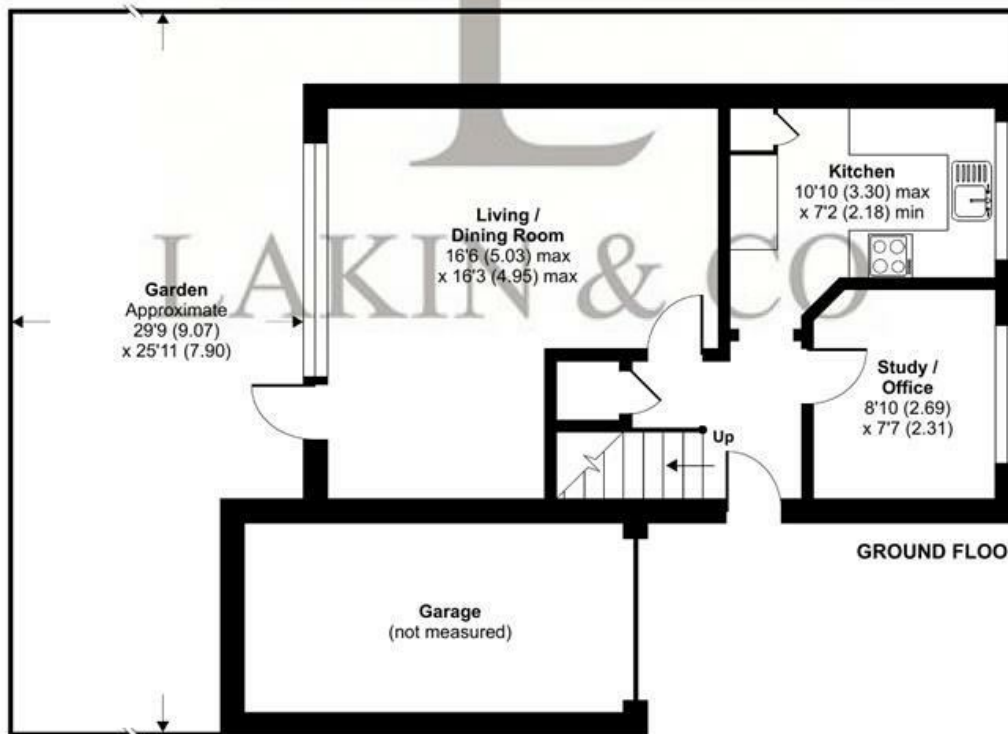
Eleanor Grove, Ickenham, Uxbridge, UB10

Approximate Area = 886 sq ft / 82.3 sq m (excludes garage)

For identification only - Not to scale



FIRST FLOOR

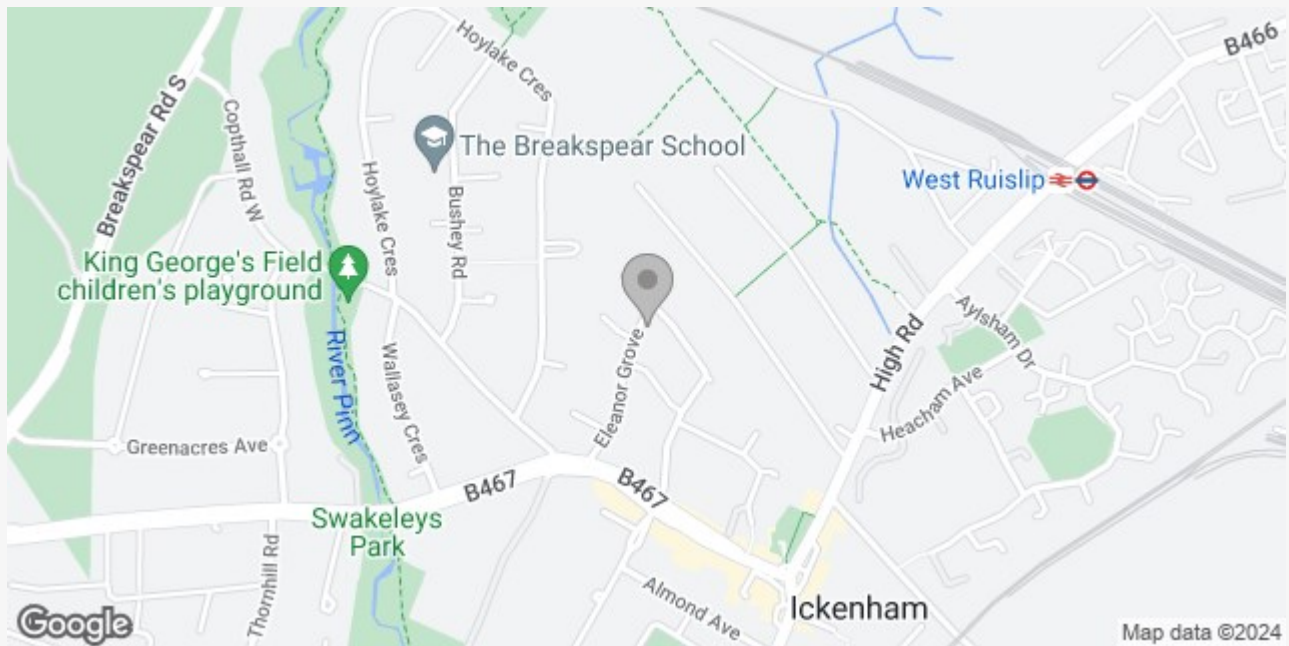


GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2023. Produced for Lakin & Co. REF: 1059562

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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