



- No Chain
- One Bedroom Annex
- Opposite Ickenham High Street
- Lucrative Investment Opportunity
- Ickenham Station Within A 10 Minute Walk

- Four Bedroom Semi Detached House
- Corner Plot
- Large Driveway
- Scope To Extend S.T.P.P
- EPC Rating D

An extremely rare opportunity to purchase two interconnecting, semi-detached properties located just opposite Ickenham's High Street, these properties are situated on a substantial corner plot and offer a unique chance to be based in this prestigious location.

Acquiring these houses could provide a lucrative asset to any portfolio or really suit a large family who are craving more of 'their own space'

These two semi's consist of being 1 x FOUR bedroom semi detached house, and 1 x ONE bedroom annex, as a whole these corner properties and both have a range of benefits including but not limited to; clean and tidy, well maintained interiors, modern bathrooms and kitchen suites, driveway for up to four cars , gas central heating, modern electrics, private, spacious gardens, scope to extend S.T.P.P & the large self-contained garage at the back of the garden

Rectory Way is a serene, perfect and prestigious tree-lined street located just off Swakeleys Road set deep within the heart of Ickenham. The closest underground station to the property is Ickenham which is a 10 minute short stroll from the property and has access to both the Metropolitan and Piccadilly lines getting you into Central London in under an hour. West Ruislip station is within a short 15 minute walk. Long Lane has fantastic bus links and the property is a 5 minute drive to the A40 allowing you to access the motorway network. Swakeleys Park is a peaceful green space located 0.2m away, ideal for walking the dog or taking a Sunday stroll. Ickenham high street is also reached within seconds with its range of cafes shops and restaurants, there are also two pubs and a bar for the community entertainment.

Tenure - Freehold

Local Authority - Hillingdon Council

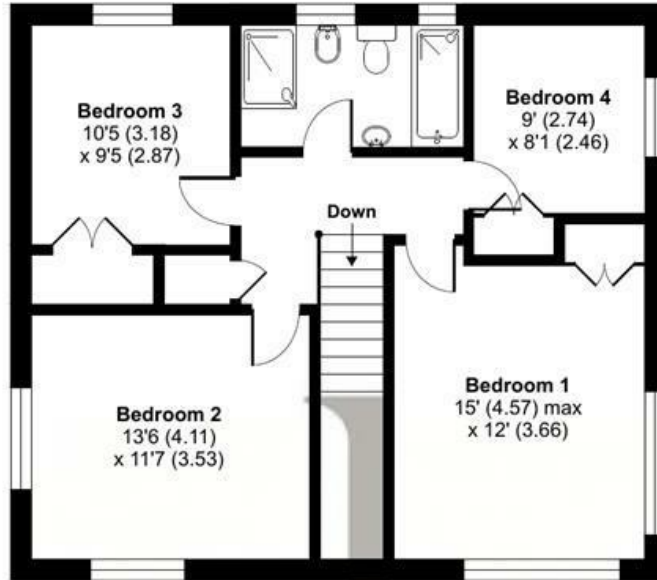
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	83
58	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO2 emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO2 emissions	
England & Wales	
EU Directive 2002/91/EC	

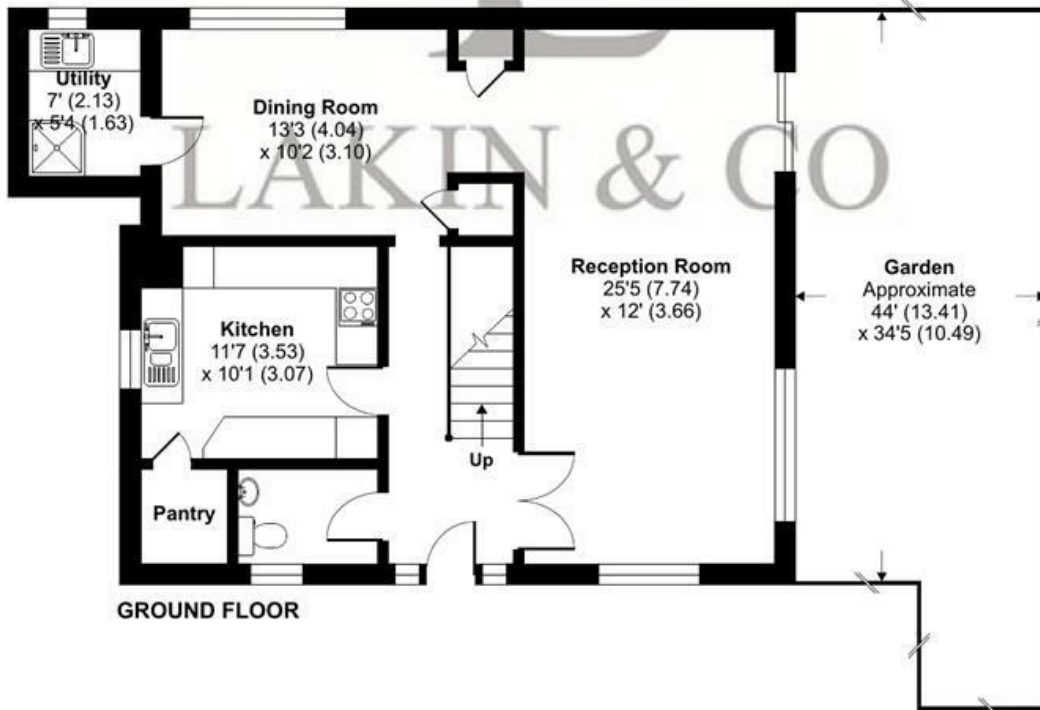
Rectory Way, Ickenham, Uxbridge, UB10

Approximate Area = 1551 sq ft / 144 sq m

For identification only - Not to scale



FIRST FLOOR

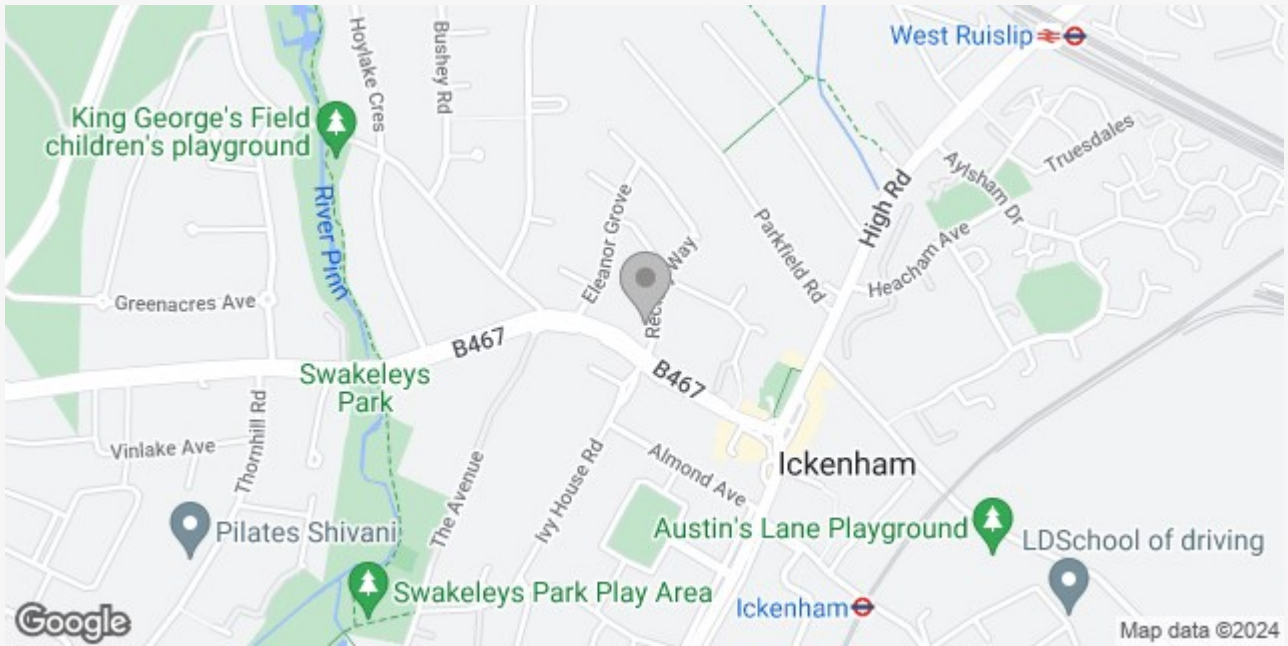


GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Lakin & Co. REF: 895358

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