



- Five Double Bedrooms
- Exclusive Gated Development
- Elegant Modern Decor
- No Onward Chain
- Private Rear Garden

- Four Bathrooms
- Immaculate Throughout
- Close Well Regarded Schools Including Vyners
- West Ruislip Station Within Walking Distance
- Ickenham Village

A magnificent FIVE bedroom FOUR bathroom townhouse conveniently situated in the prestigious CALA homes development at Ickenham Park. Set in a secure gated development over THREE floors, this large stylish luxury property benefits from stunning elegant décor throughout.

Located in the popular Ickenham Park; a superb development of luxury homes situated in the heart of Ickenham village with access just off the Ickenham High Road. The property is within walking distance of local shops in the Village and to Ickenham Metropolitan and Piccadilly station, as well as West Ruislip (Central Line) and Overground services to London. The area has excellent transport links A40/M40/M25 motorway junctions and near to excellent local schools including Vyners.

Price - £1,300,000

Tenure - Freehold

Local Authority - Hillingdon Council

Council Tax Band - G

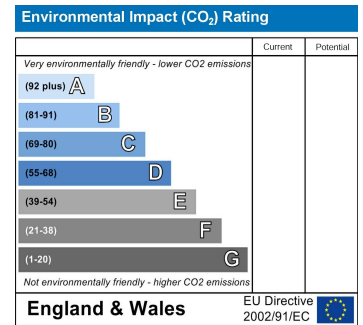
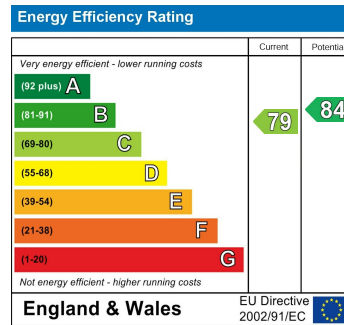
\*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract.\*

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).

Referral fees:

We can refer you to recommended providers of services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use their service.



**Harecroft Lane, Ickenham, Uxbridge, UB10**

Approximate Area = 2791 sq ft / 259.2 sq m

Garage = 208 sq ft / 19.3 sq m

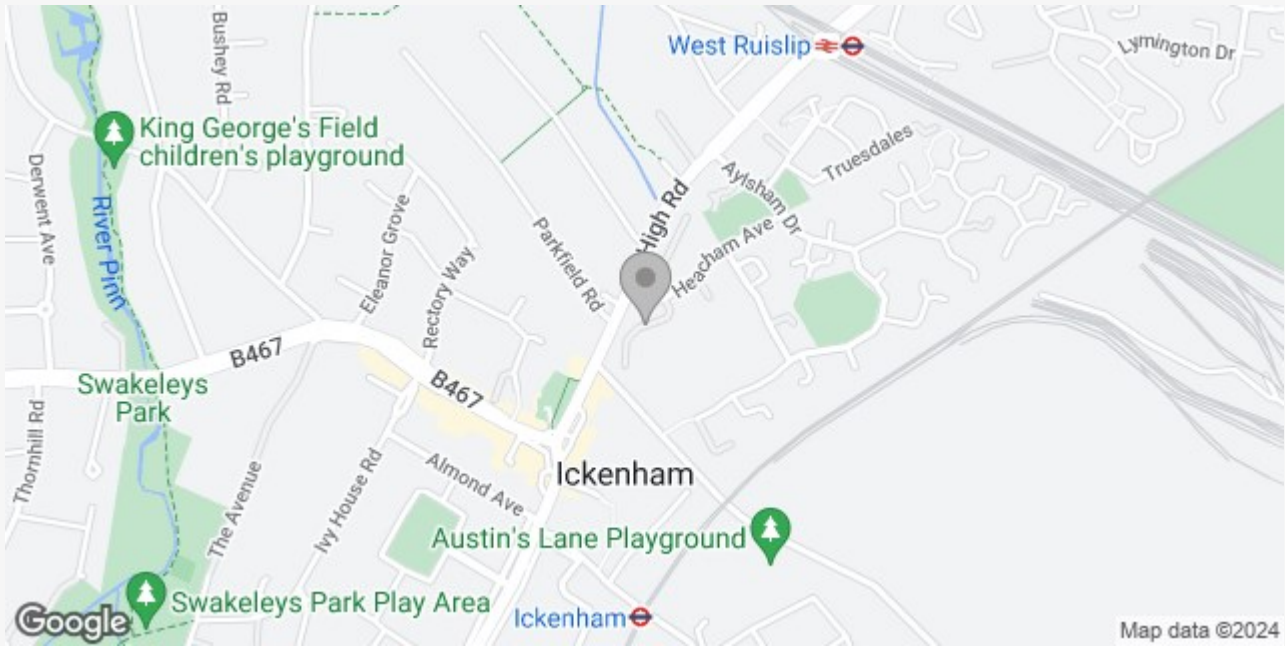
Total = 2999 sq ft / 278.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritcheom 2024. Produced for Lakin & Co. REF: 1131257

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.



## LAKIN & CO – YOUR LOCAL ESTATE AGENT

We are an independent Estate Agent, providing residential sales, lettings, property management, block management and financial services primarily throughout Uxbridge, Hillingdon, Ickenham and Ruislip areas.

Dealing with thousands of landlords, tenants, vendors and buyers throughout our core areas, we are renowned for providing a dedicated and attentive service to all of our clients. Our excellent reviews, ratings and membership to the Association of Residential Lettings (ARLA) and The Property Ombudsman (TPO) is testimony to our excellent service.

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.