



- A THREE Bedroom Semi Detached House
- Newly Fitted Kitchen & Bathroom
- Downstairs W/C
- Gas Central Heating & Double Glazing
- Off Street Parking For Several Cars

- Walking Distance Of Ickenham Tube Station
- TWO Reception Rooms
- Close To Glebe Primary School
- Large 100 ft+ Private Rear Garden
- EPC Rating D

Situated in an enviable location and a desirable neighbourhood this THREE bedroom semi-detached family home is close to the shopping amenities and transport links of Ickenham Village. Within close proximity of several highly regarded schools including Glebe Primary and both Douay Martyrs Secondary School.

The property briefly comprises; an entrance hallway with guest w/c, a reception room with bay window, a second spacious living room and a modern fitted kitchen. The first floor provides; a landing with storage cupboard, three generous sized bedrooms and a newly fitted family bathroom with an overhead shower.

Outside there is a large garden to the front with off-street parking for at least several cars with a newly laid driveway and a private 113 ft (approx) garden to the rear.

Further benefits include; newly installed combi boiler, freshly redecorated in neutral decor and newly laid carpeting.

Glebe Avenue is conveniently placed within easy reach of Ickenham Village with its local shops and Metropolitan and Piccadilly Line Station.

Available from mid-January 2025 unfurnished with white goods.

Price - rent: £2,200 PCM
 Deposit: £2,538.46 (5 weeks rent)
 Holding deposit: 1 week's rent £507.69
 Length of tenancy: Minimum 12 months
 Local authority: Hillingdon
 Council tax band: D

Internet Speed: Upto Ultrafast Download - (up to) 1,800 Mbps and Upload - (up to) 924 Mbps

Mobile Coverage (Indoor):

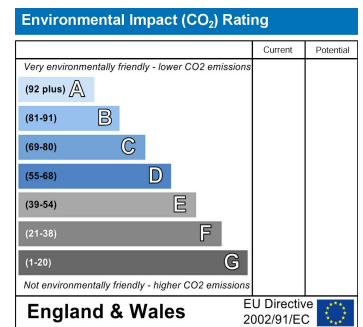
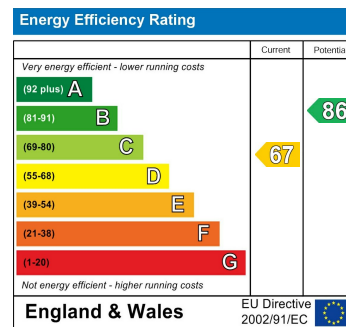
Voice
 EE - Likely
 Three - Limited
 O2 - Likely

Vodafone - Limited

Data

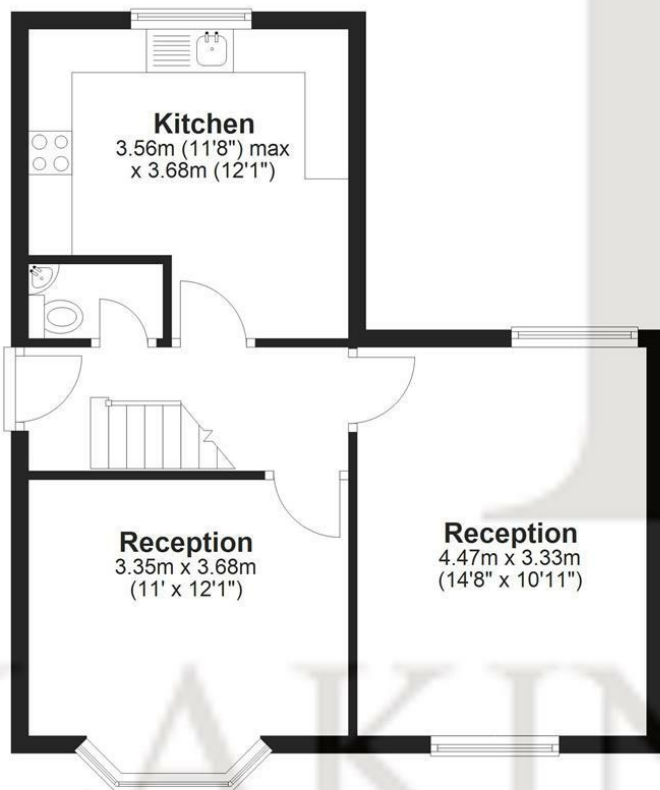
EE - Likely
 Three - Limited
 O2 - Limited
 Vodafone - Limited

*Please note all dimensions and descriptions are to be used as a guide only by any prospective tenant and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at; <https://checker.ofcom.org.uk/>



Ground Floor

Approx. 43.8 sq. metres (471.3 sq. feet)



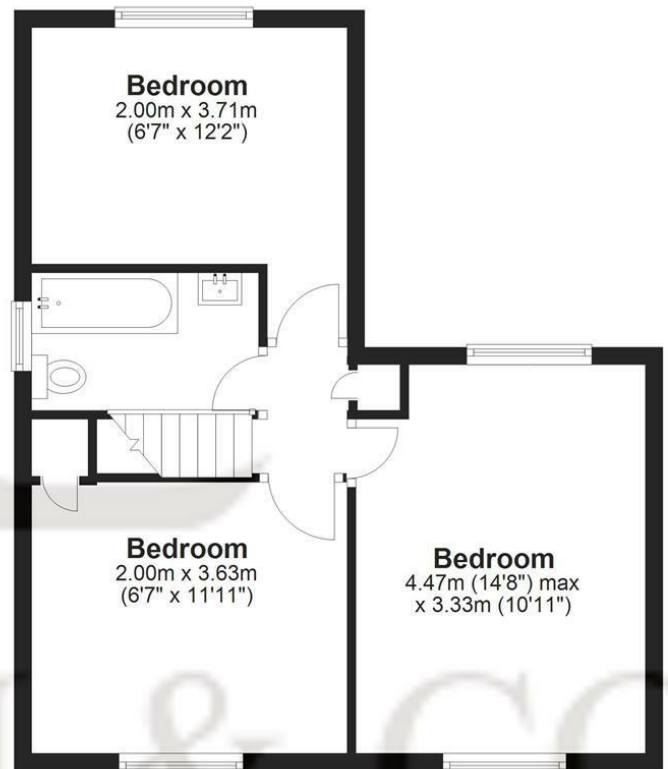
Kitchen
3.56m (11'8") max
x 3.68m (12'1")

Reception
3.35m x 3.68m
(11' x 12'1")

Reception
4.47m x 3.33m
(14'8" x 10'11")

First Floor

Approx. 45.1 sq. metres (485.5 sq. feet)



Bedroom
2.00m x 3.71m
(6'7" x 12'2")

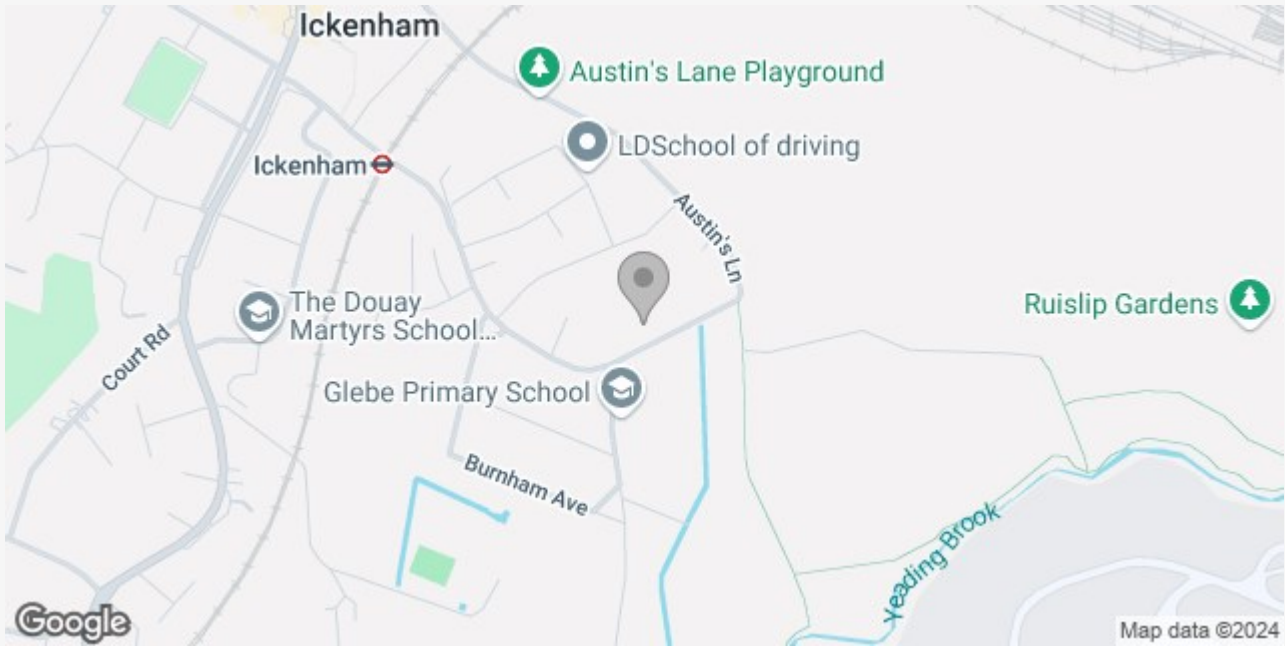
Bedroom
2.00m x 3.63m
(6'7" x 11'11")

Bedroom
4.47m (14'8") max
x 3.33m (10'11")

Total area: approx. 88.9 sq. metres (956.8 sq. feet)

This floorplan is not to scale. It is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed.
Plan produced using PlanUp.

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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