LAKIN & CO

2 Bedroom House - Detached | 1 Bathroom | 1 Reception

Ashbury Drive, Ickenham UB10 8BN

Guide Price £625,000

- TWO Bedroom House
- Ickenham Village
- Office / Study
- Gas Central Heating
- Garage
- Detached
- 16ft Lounge
- Well Maintained Gardens
- Driveway
- EPC Rating D

59, Swakeleys Road Ickenham, UB10 8DG | 01895 544 555
sales@lakinandco.com | lettings@lakinandco.com | www.lakinandco.com

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A well presented TWO-bedroom detached home located in a quiet residential road in Ickenham Village, being just a short walk of local shops and Breakspear Primary School.

Tastefully decorated throughout, this 1960s property briefly comprises; hallway with understairs storage, 16ft reception/dining room with patio doors leading out to the garden, an office/study or could be used as a third bedroom and a modern fitted kitchen.

The first floor provides; a landing, two airy and well-proportioned bedrooms and a main bathroom with an overhead shower.

Outside, the front benefits from; a mainly laid to lawn garden, driveway providing off-street parking for two cars. To the rear, there is a well established private garden with a patio, a lawn, a summer house and a garden shed.

Further benefits include; an electric car charging point, 17ft garage, double glazing and gas central heating.

Close to Ickenham Village and its local amenities, West Ruislip and Ickenham stations are a short walk away, along with the A40/M40/M25 junctions, offering easy access into Central London.

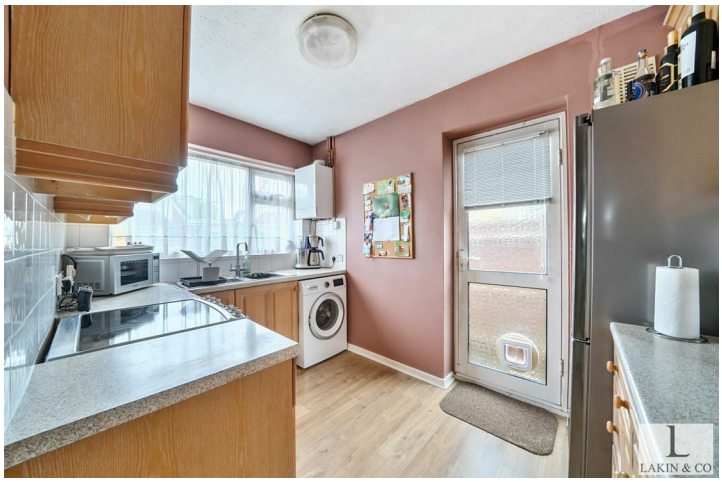
Viewings are strictly by appointment only.

Price: Guide Price £625,000
Tenure: Freehold
Local authority: Hillingdon
Council tax band: F

Broadband type: Upto: Ultrafast 1800 Mbps d/l - 220 Mbps u/l

Mobile Coverage:
EE- Good outdoor, variable in-home
Three- Good outdoor
O2- Good outdoor
Vodafone- Good outdoor, variable in-home

*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. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at https://checker.ofcom.org.uk



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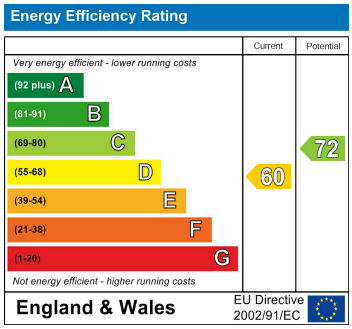

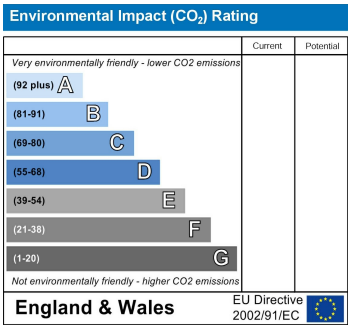

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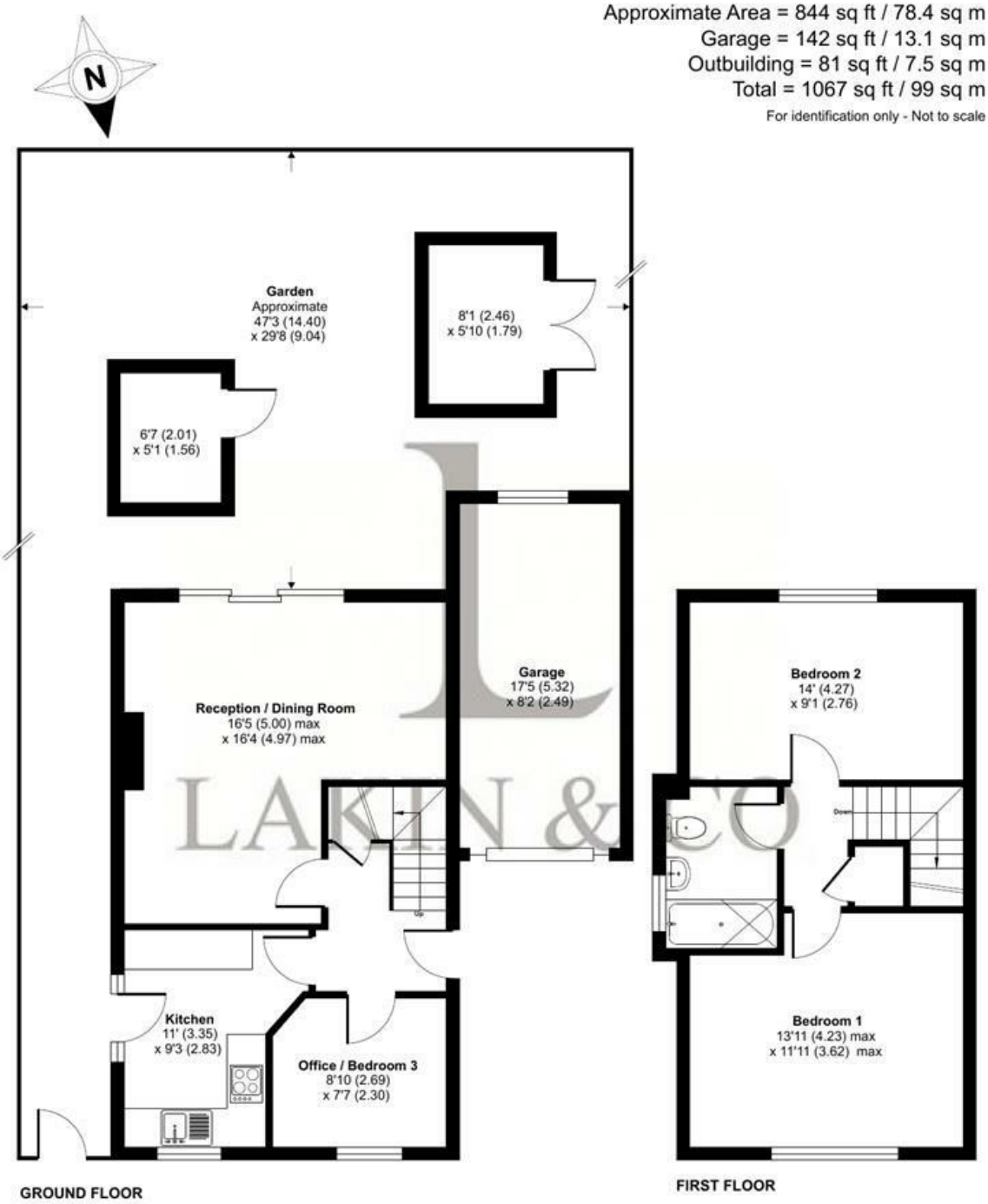
Ashbury Drive, Ickenham, Uxbridge, UB10

Approximate Area = 844 sq ft / 78.4 sq m
Garage = 142 sq ft / 13.1 sq m
Outbuilding = 81 sq ft / 7.5 sq m
Total = 1067 sq ft / 99 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Lakin & Co. REF: 1335318

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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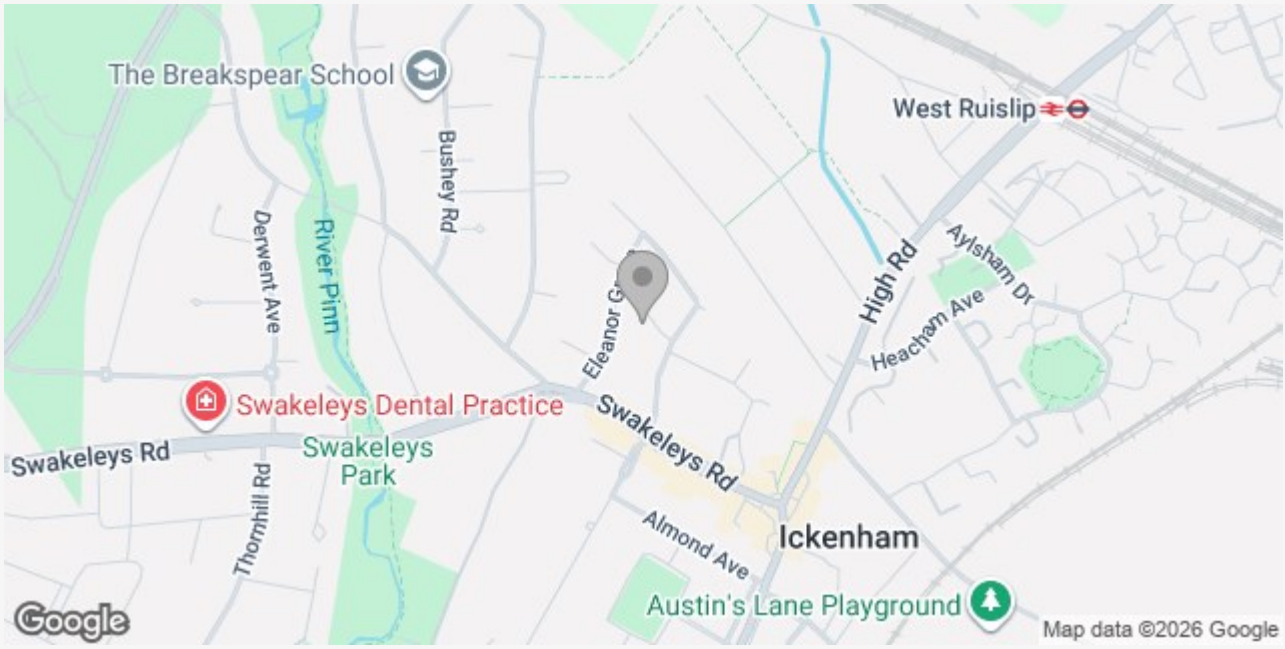

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LAKIN & CO – YOUR LOCAL ESTATE AGENT

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.

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