LAKIN & CO

4 Bedroom House - Detached | 2 Bathroom | 2 Reception

Irwin Close, Ickenham UB10 8HA

Guide Price £999,950

- Four Bedrooms
- Double Garage
- No Upper Chain
- Potential For Extension (stpp)
- Double Glazing & Gas Central Heating
- Detached
- Private Gated Development
- Off Street Parking
- Walking Distance Of Ickenham Village
- EPC Rating C

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 four bedroom detached family home nestled within a secure gated estate in Ickenham offered to the market with no upper chain.

The property briefly comprises; welcoming entrance hallway with doors leading to a large reception room with fire place, second reception room which is being used as the dining area, modern kitchen with wall & base units and space for dining table, study & downstairs W.C. To the first floor there are four well proportioned bedrooms the master boasting it's own en suite and a recently renovated family bathroom. Outside is rear garden which wraps around the property and is mostly laid to lawn with patio area. There is access to a double garage which could be converted (stpp), to the front there is off street parking provided.

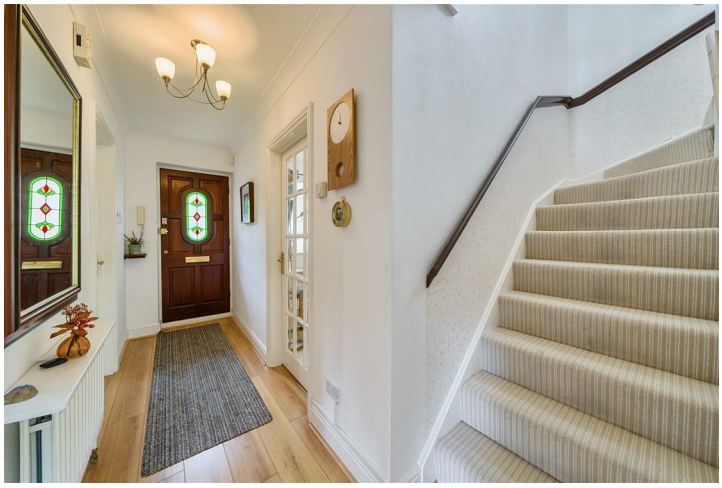
Irwin Close is a secure gated estate having been built in 1997 and is a stones through away from Ickenham village and its local amenities. West Ruislip and Ickenham stations are within walking distance, offering easy access into Central London. The A40, M40, M25 junctions are also close by.

Price: £1,050,000
Tenure: Freehold
Local authority: Hillingdon
Council tax band: G

Broadband type: Up to: Ultrafast 330 Mbps d/l 50 Mbps u/l

Mobile Coverage (Indoor):
Provider VoiceData
EE- Good outdoor
Three- Good outdoor & variable in home
O2- Good outdoor
Vodafone- Good outdoor

*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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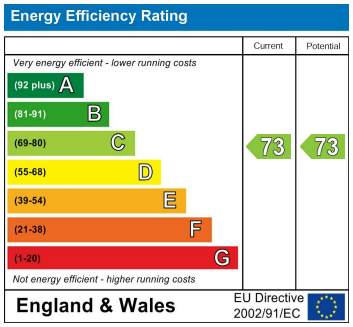

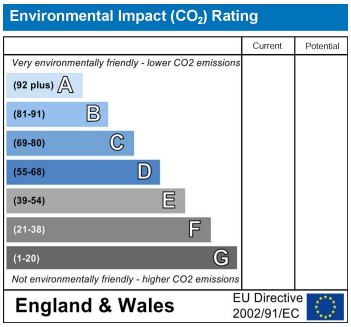

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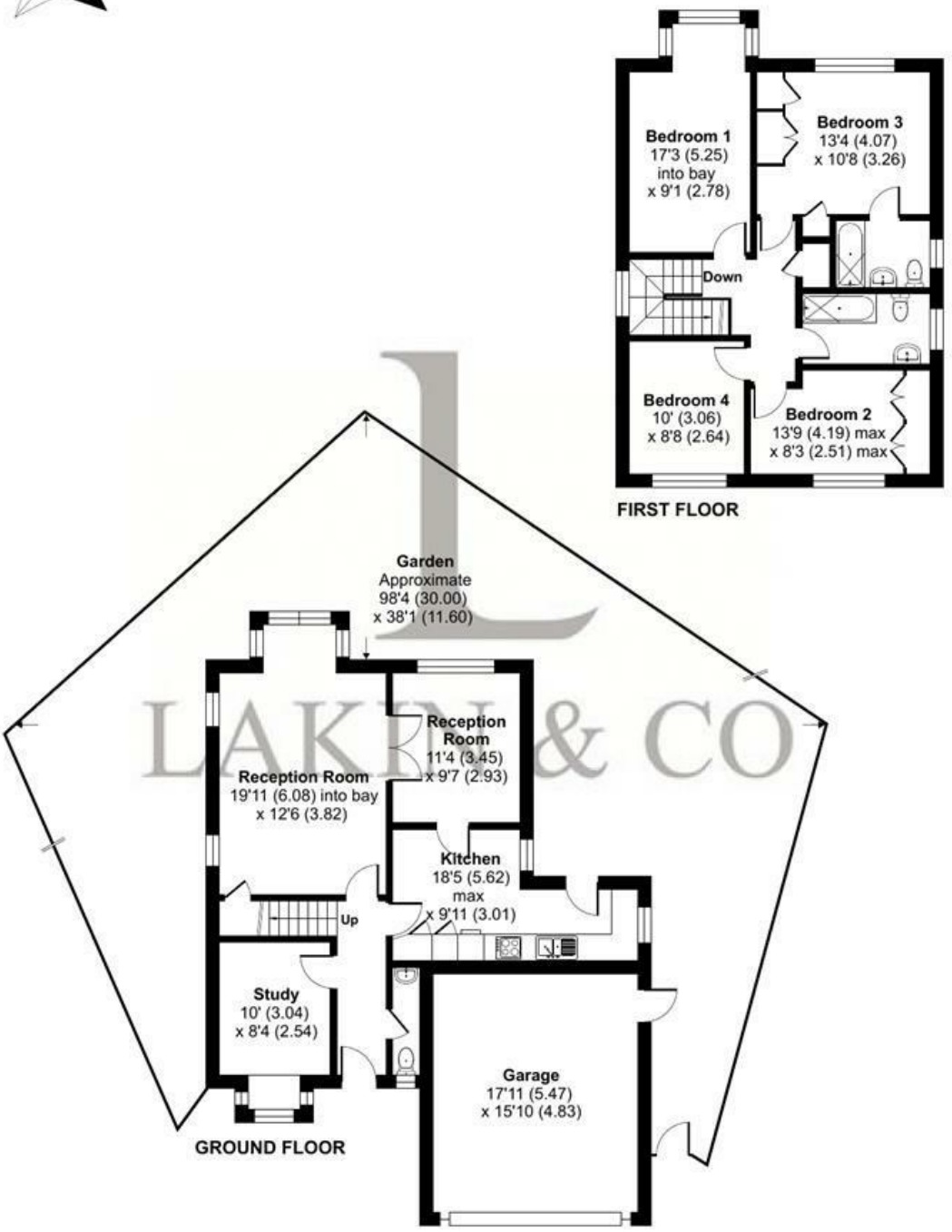
Irwin Close, Ickenham, Uxbridge, UB10

Approximate Area = 1401 sq ft / 130.1 sq m
Garage = 276 sq ft / 25.6 sq m
Total = 1677 sq ft / 155.7 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 2026. Produced for Lakin & Co. REF: 1446417

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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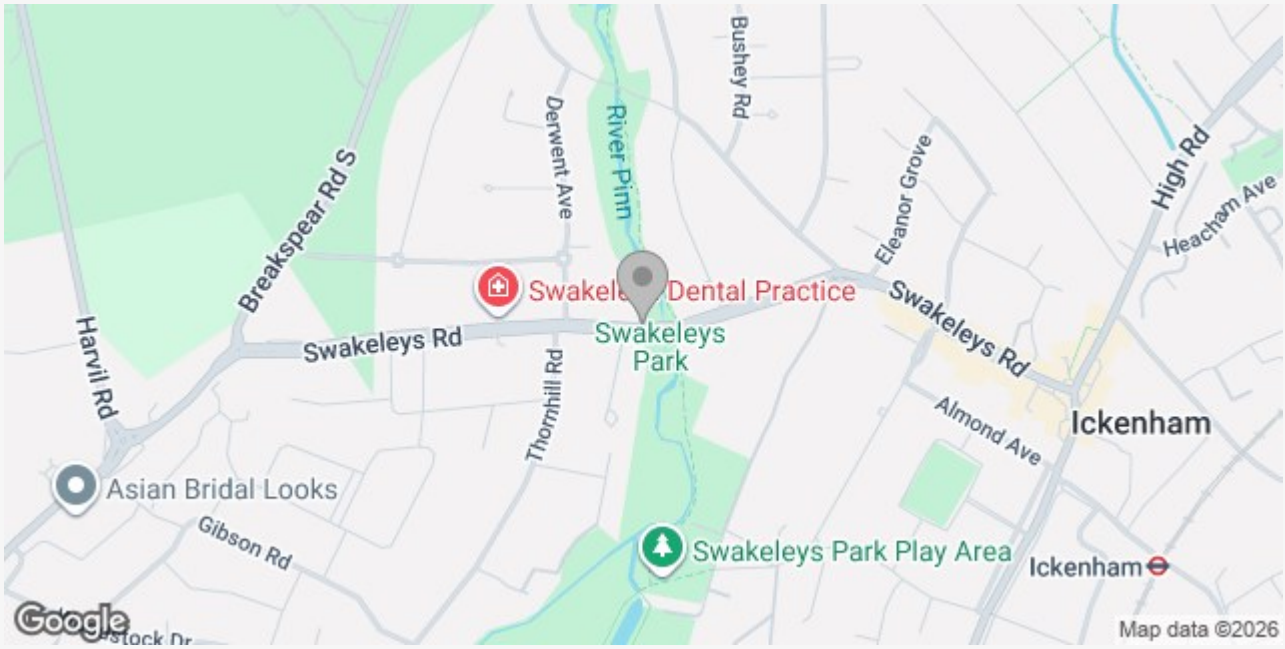

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LAKIN & CO – YOUR LOCAL ESTATE AGENT

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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