LAKIN & CO

4 Bedroom House - Semi-Detached | 1 Bathroom | 1 Reception

Hoylake Crescent, Ickenham UB10 8JL

Guide Price £849,950

- Four Bedrooms
- Walking Distance Of Ickenham Village
- Extended Kitchen / Diner
- Potential For Further Extension (stpp)
- Large Rear Garden
- Semi Detached
- Garage
- Off Street Parking
- Walking Distance Of Breakspear School
- 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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Guide Price £849,950

A very well presented FOUR bedroom semi-detached family home located on a popular road in Ickenham and just a short walk to Breakspear Primary School.

The property briefly comprises, welcoming entrance hallway with doors leading to a large open plan kitchen / dining room, with modern fitted kitchen and breakfast bar, bi-fold doors which over look the rear garden. To the front is separate reception room with bay window and fire place and a downstairs W.C. To the first floor there are three well proportioned bedrooms and a white suite family bathroom with separate bath and shower. To the second floor is the master bedroom which the owners are currently using an office.

To the rear is larger than average garden which is mostly laid to lawn with patio area for entertaining. Access to a garage and Summer House, there is also scope for further side extension (stpp). Off street parking is provided at the front of the property for at least two cars.

Hoylake Crescent is located off Swakeleys Road within walking distance of Ickenham village with its local amenities. Ickenham station & West Ruislip are a short walk away, offering easy access into Central London. The A40, M40, M25 junctions are also close by.

Tenure: Freehold
Local Authority: Hillingdon
Council Tax Band: E

Internet Speed: Download - (up to) 5000 Mbps Upload - (up to) 5000 Mbps

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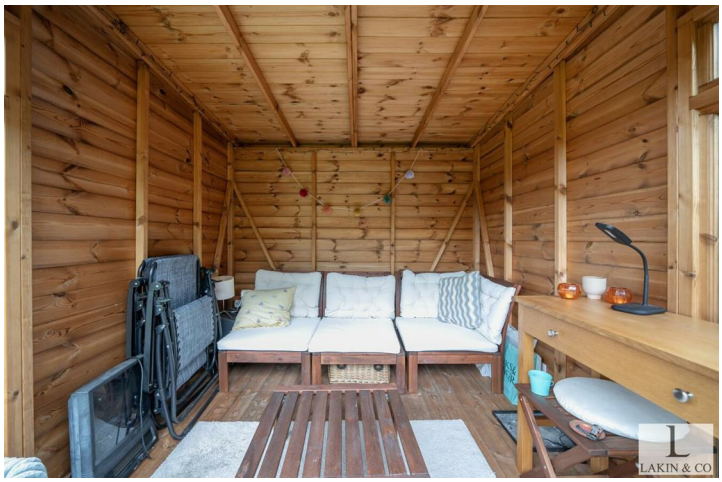

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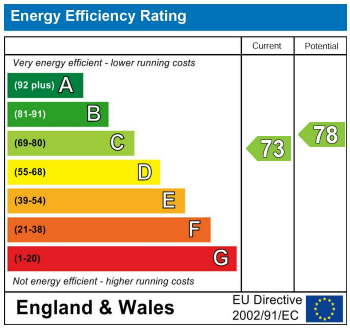

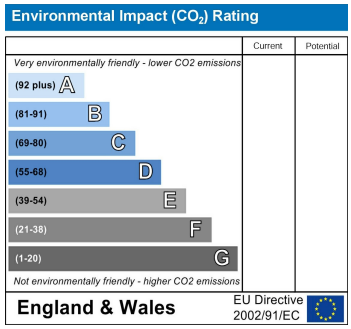

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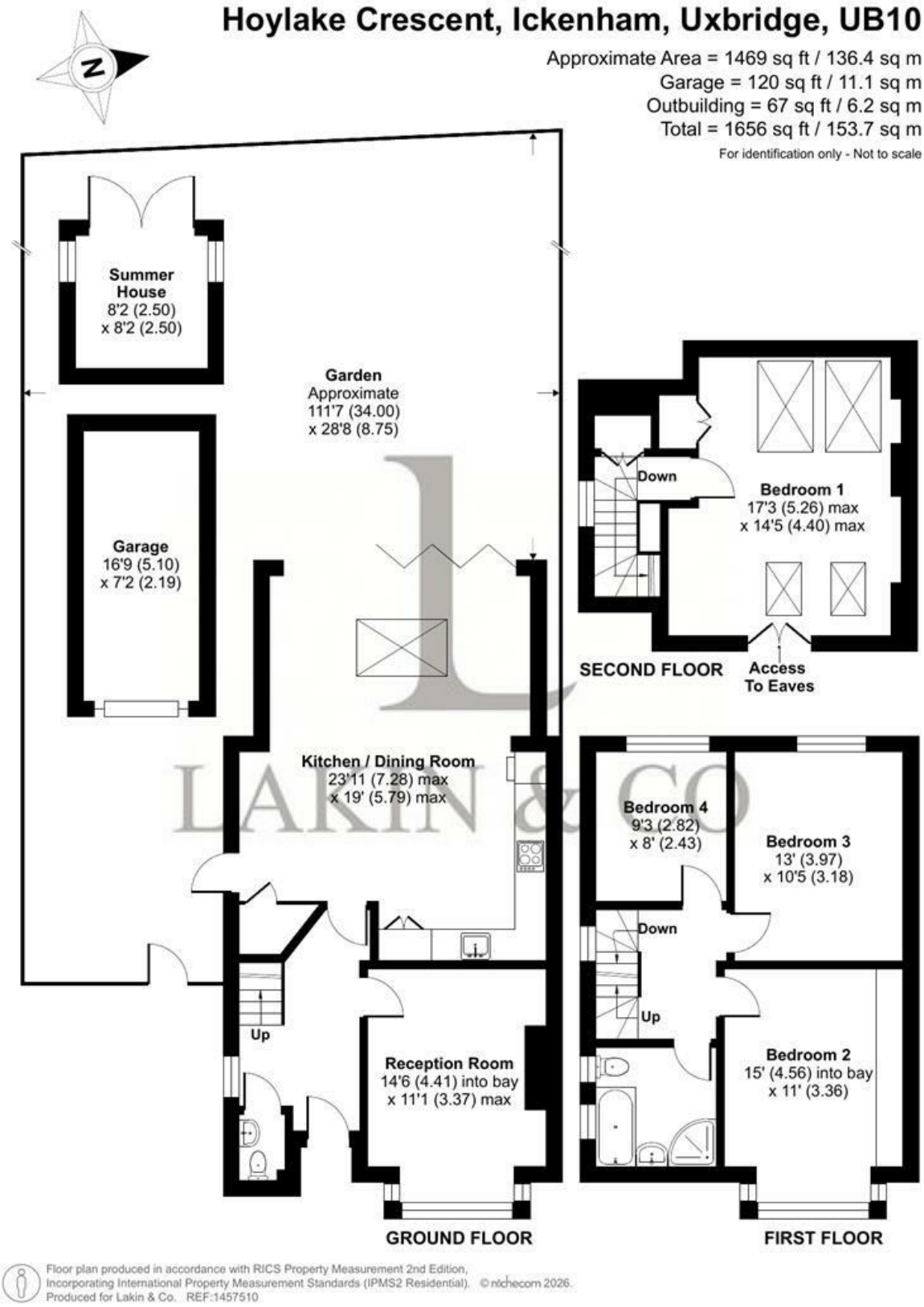

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Lakin & Co. REF:1457510

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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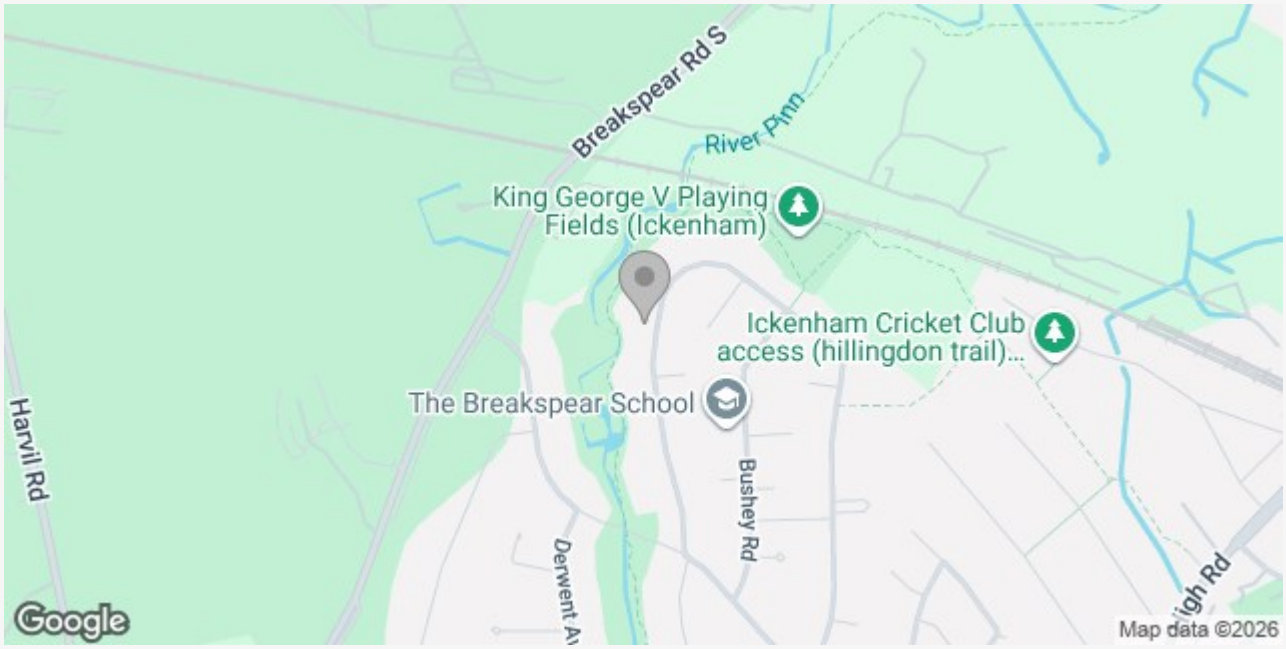

LAKIN & CO – YOUR LOCAL ESTATE AGENT

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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