LAKIN & CO

3 Bedroom House - Semi-Detached | 1 Bathroom | 2 Reception

Swakeleys Drive, Ickenham UB10 8QD

Guide Price £849,950









- THREE Bedrooms
- No Upper Chain
- Large Rear Garden
- Sought After Location
- Within Walking Distance Of Ickenham Village
- Semi Detached
- Off Street Parking
- Garage
- Potential For Extension (stpp)
- EPC Rating E

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

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A three bedroom semi detached family home situated on one of Ickenham's most sought after roads with the favoured Vyners School close by. This property does need some updating inside but has been cared for over the years by it's current owners and has the potential for further extension subject to the usual planning consents.

The property briefly comprises; welcoming entrance hallway via porch, with doors leading to front reception room with fire place, kitchen with wall & base units, dining room / second reception room which leads onto the conservatory via french doors. To the first floor there are three well proportioned bedrooms, modern fitted shower room and separate W.C. To the rear of the property is a large garden reaching over 100ft which is mostly laid to lawn with patio area and access to two sheds. To the front there is ample off street parking and access to garage via over hear door.

Swakeleys Drive is a wide tree lined road close to all amenities, well regarded schools, Swakeleys park and tennis courts. Excellent train links are also close by - Ickenham station (Metropolitan/Piccadilly lines); West Ruislip (Central line and mainline trains). For the motorist the A40/M40/M25 junctions are just a short drive away providing access into Central London and the Home Counties.

Tenure: Freehold
Local Authority: London Borough of Hillingdon
Council Tax Band: F

Internet Speed: Download - (up to) 5,000 Mbps Upload - (up to) 5,000 Mbps

Mobile Coverage:

EE - Good outdoor and in-home
O2 - Good outdoor, variable in-home
Three - Good outdoor, variable in-home
Vodafone - Good outdoor and in-home

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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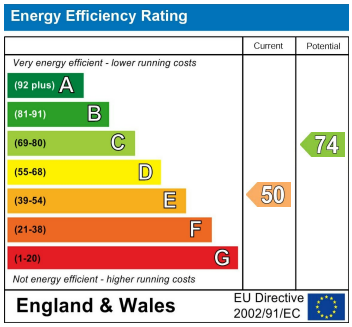


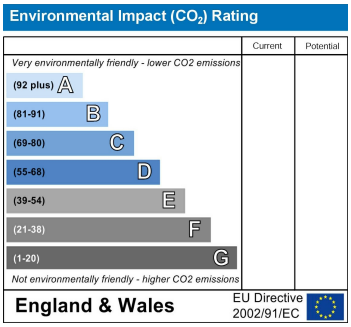


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Swakeleys Drive, Ickenham, Uxbridge, UB10

Approximate Area = 1216 sq ft / 112.9 sq m
Garage = 116 sq ft / 10.7 sq m
Outbuildings = 74 sq ft / 6.8 sq m
Total = 1406 sq ft / 130.4 sq m
For identification only - Not to scale



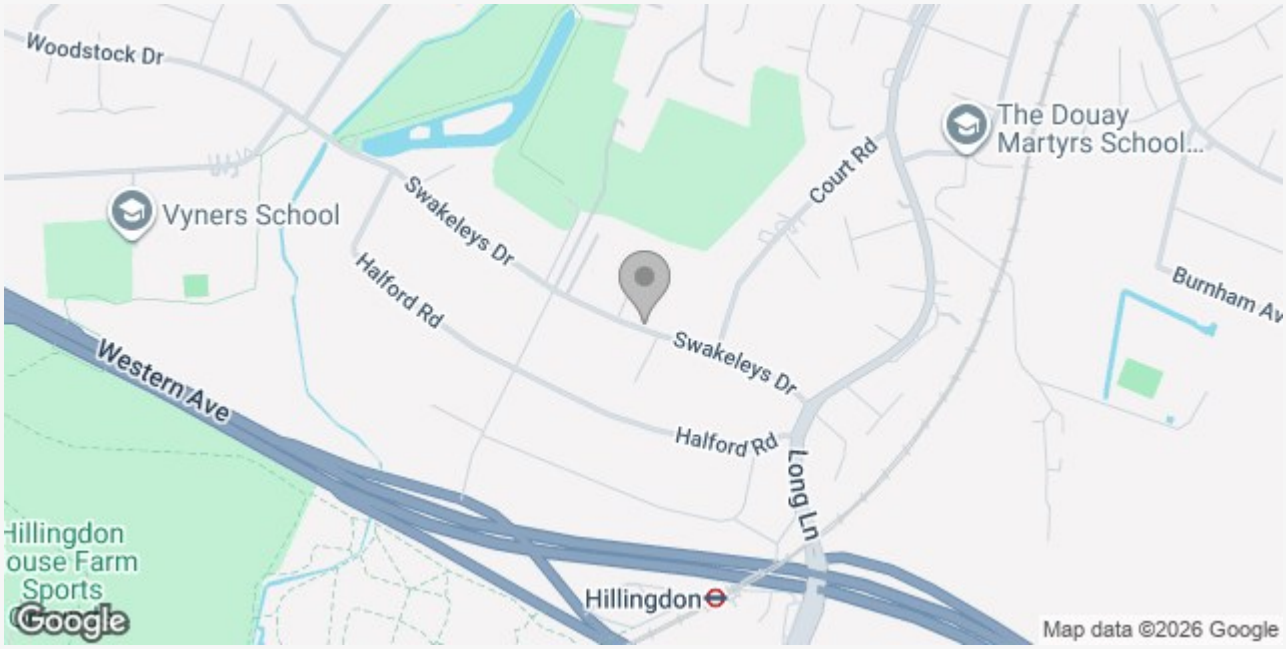
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Lakin & Co. REF: 1468512

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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