



- Possible Development Opportunity S.T.T.P
- Four/Five Bedrooms
- Vyners Nearby
- Heathrow Airport Nearby
- Two Tube Stations On Two Lines Within Reach

- No Chain
- Three Bathrooms And W/C
- Excellent Access To M40/M25/M4
- 100ft Garden
- EPC Rating D

A stunning proposition for the market, this 2000 sq. ft. FOUR/FIVE Bedroom, THREE Bathroom detached residence occupies one of Ickenham's premier locations, and offers immediate access onto the motorway network for the daily commuter.

Welcoming you into the centre point of the home is a large and warm entrance hallway which offers access individually to the dining room, sitting, room, kitchen and lounge. Access to the rear section of the property is via the kitchen or lounge and comprises a second dining area situated within a conservatory extension and also a utility room. The sitting room could easily double up as a downstairs bedroom with access to its own en-suite, upstairs there is an array of large double bedrooms, one with access to an en-suite and a family bathroom, there is also a rear facing balcony with views in the direction of Warren Road.

This unique property is a 5 minute stroll from Vyners Secondary School and if accessed via the rear gate in the garden there are no large road crossings so could be a safe option.

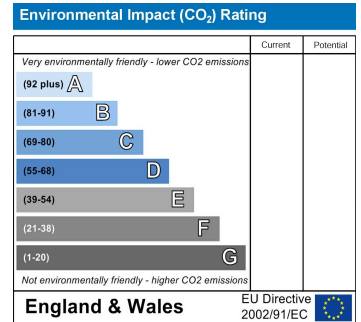
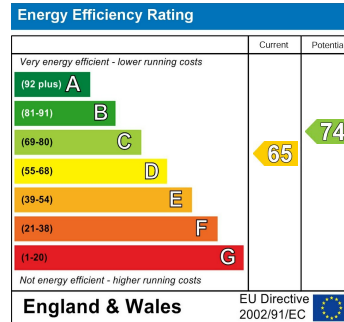
Swakeleys Road is one of the main roads that lead between the local high street and the motorway, however given the size and positioning of the house on the plot, road noise is kept to a minimum instead you can enjoy the sunny, peaceful and mature garden that the owner has lovingly crafted over the many years of ownership. Nearby there is three tube stations, excellent bus links and superb rated schools that make Ickenham the desirable place that it is today.

According to our photography company's measurements the plot measures 98 ft x 48 ft, the seller would welcome an application for development should the buyer see an opportunity.

**Disclaimer:**  
These particulars are a general guide only for prospective buyers. They do not form part of any contract. Services, systems and appliances have not been tested.

Asking Price: £1,250,000  
Tenure: Freehold

Local Authority: Hillingdon Council  
Council Tax Band: E  
EPC Rating: D



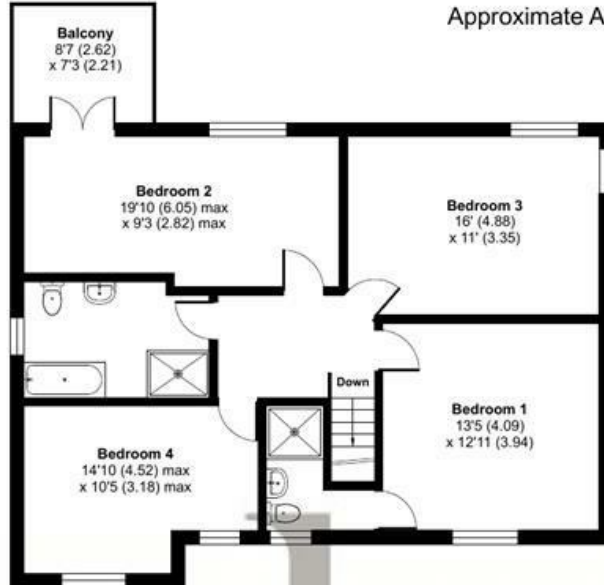


**Swakeleys Road, Ickenham, Uxbridge, UB10**



Approximate Area = 2106 sq ft / 195.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2023. Produced for Lakin & Co. REF: 1028252

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.



## 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.