



- Four Bedrooms
- Off Street Parking
- Sought After Location
- Walking Distance To Transport Links
- Gas Central Heating

- Semi Detached
- Large Rear Garden
- Walking Distance To Highly Regarded Schools
- Double Glazing
- EPC Rating D

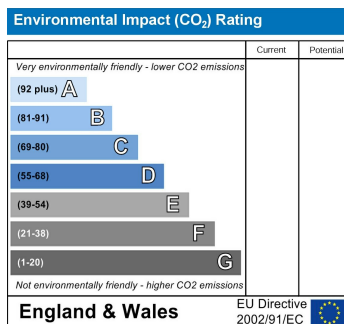
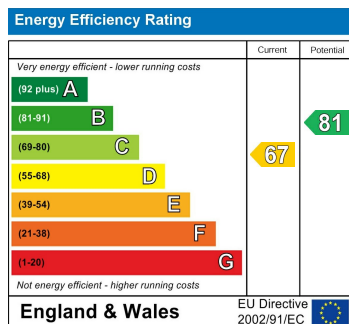
An attractive, extended FOUR bedroom semi detached house situated on one of Ickenham's most sought after roads with the favoured Vyners School close by. This property has been looked after by it's current owners and would be ideal for the growing family.

The property briefly comprises: welcoming entrance hallway, doors into the front reception room with feature fire place, dining room leading onto an extended modern fitted kitchen with breakfast bar and having ample entertaining/family space, a separate utility room, downstairs WC and a study which could also be used as a playroom. To the first floor there are three double bedrooms and a white suite modern family bathroom containing separate shower and bath. The master bedroom with en suite is located on the second floor. To the rear is a large garden, which is mostly laid to lawn with patio area and the front provides ample off street parking.

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 - Hillingdon Council  
Council Tax Band - F

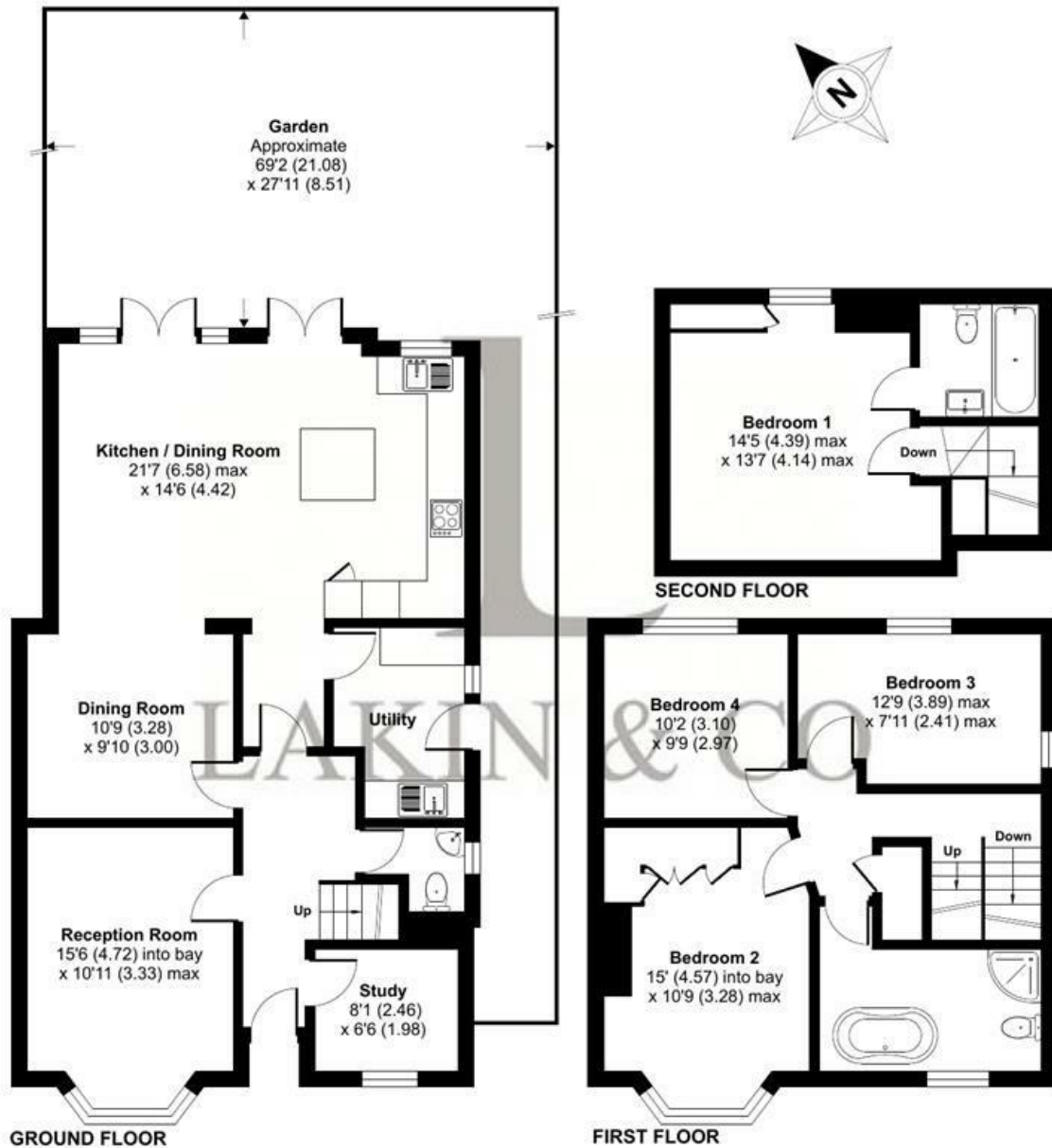
\*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract.\*



**Swakeleys Drive, Ickenham, Uxbridge, UB10**

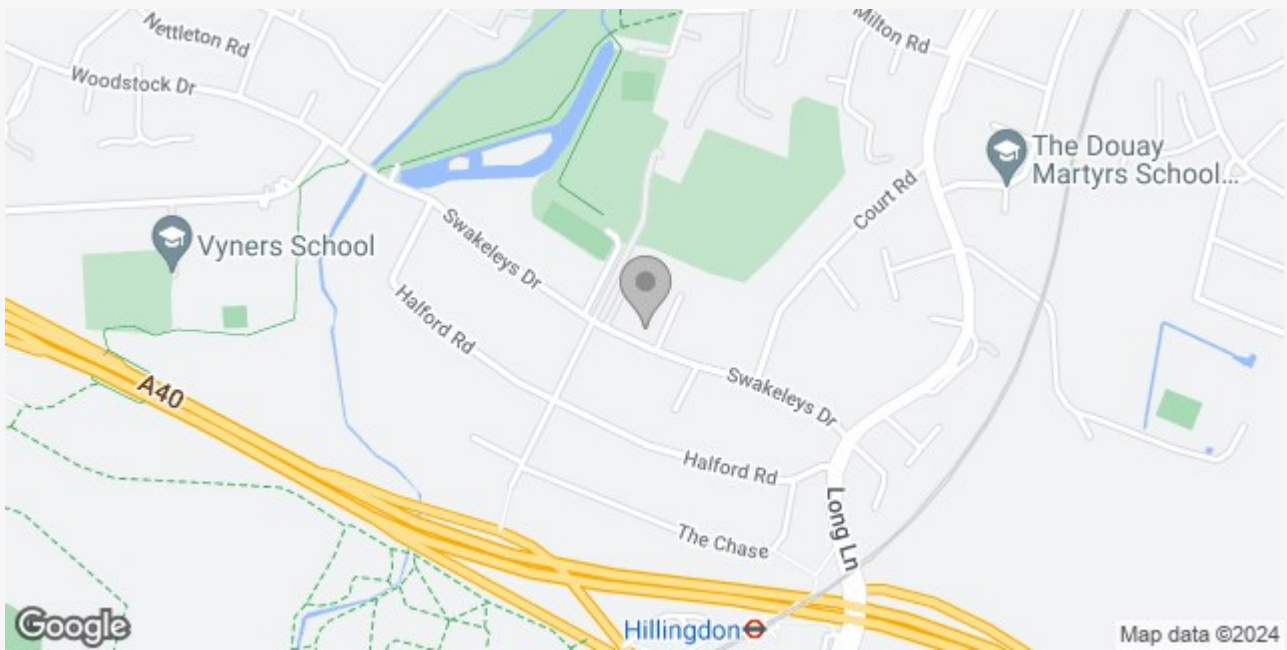
Approximate Area = 1692 sq ft / 157.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rithecom 2024. Produced for Lakin & Co. REF: 1100344

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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