



- Three Bedrooms
- Off Street Parking
- Large Rear Garden
- Walking Distance To Transport Links
- Double Glazing & Gas Central Heating

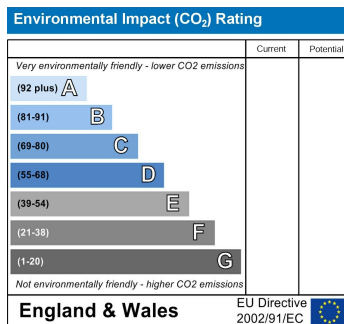
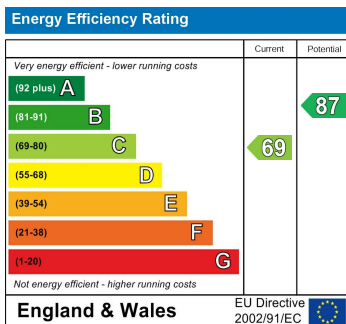
- Semi Detached
- Beautifully Presented
- Garage
- Close By To Good Schools
- EPC Rating C

A beautifully presented three bedroom extended semi detached family home nestled in a quiet cul-de-sac within walking distance of Ickenham Village.

The property briefly comprises; entrance hallway with doors leading into a large reception room, double doors then lead you into a spacious kitchen/diner with modern fitted kitchen and downstairs W.C. To the first floor there are two double bedrooms the master having the benefit of built in wardrobes, a single bedroom and modern fitted family bathroom. To the rear of the property there is a large rear garden which is mostly laid to lawn with patio area and access to separate garage. To the front is there is off street parking provided. Benefits include, great location, potential to extend further (STPP), close by to good schools, double glazing & gas central heating.

The property is set on Edinburgh Close which is within walking distance of Ickenham Villiage with its modern amenities, well regarded schools, golf course, theatre, local shops, restaurants and pubs. Road networks are excellent with easy access to the A40/M40 motorway with links to the M25 and beyond. Public transport is good with Ickenham Station and West Ruislip Station giving access to Central London and the Home Counties and a frequent local bus service. There are country walks along the Ickenham Trail, the River Pinn Walk and Swakeleys Park and Lake.

\*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.



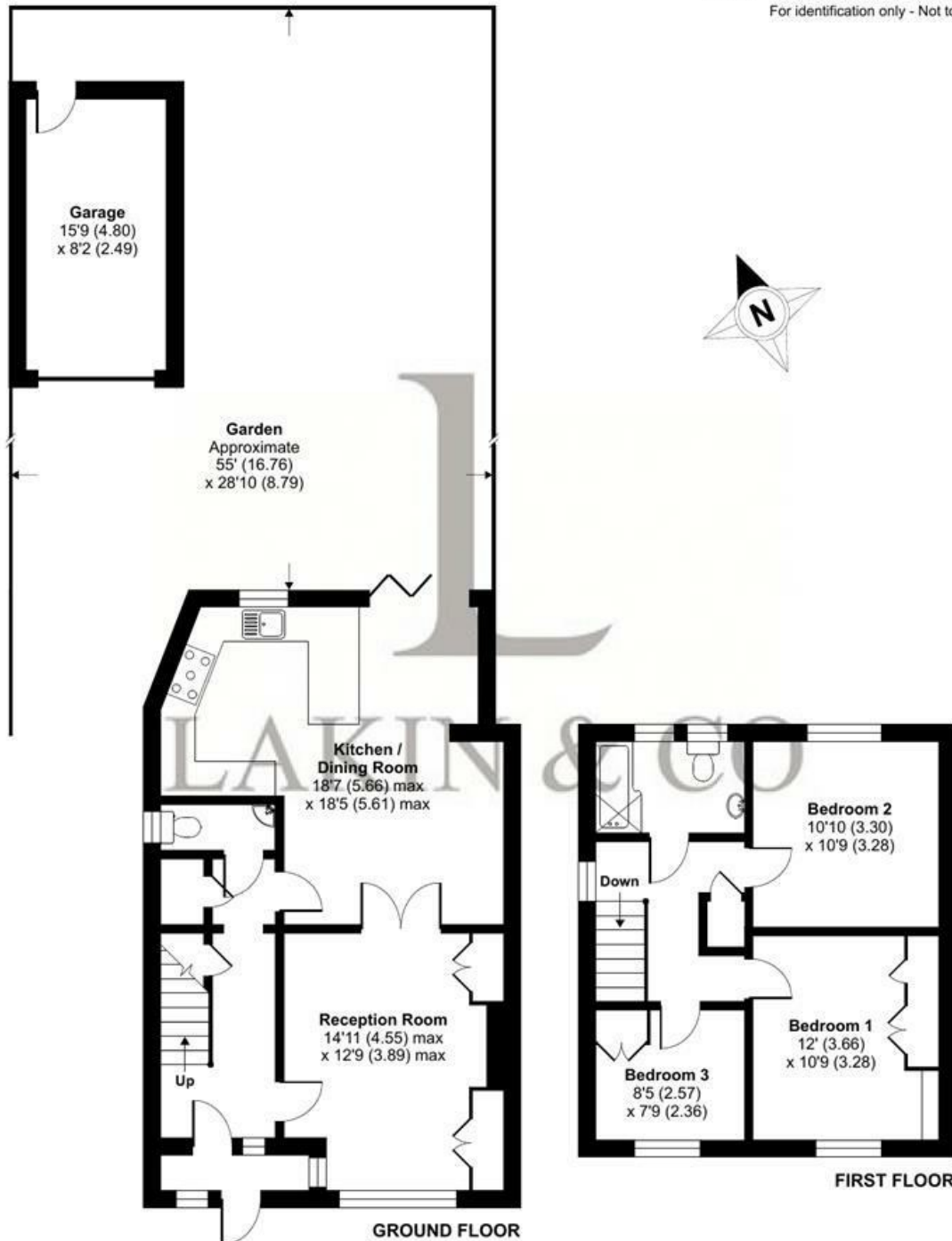
**Edinburgh Close, Ickenham, Uxbridge, UB10**

Approximate Area = 1127 sq ft / 104.7 sq m

Garage = 129 sq ft / 11.9 sq m

Total = 1256 sq ft / 116.6 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: 981344

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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