



- Four Bedrooms
- Downstairs W/C
- Off Street Parking
- Unfurnished
- Available Immediately

- Semi Detached House
- Modern Family Bathroom
- Close to Ickenham High Street
- Open Plan Lounge / Dining Room
- EPC Rating D

We are pleased to bring to market this spacious FOUR bedroom semi detached house located in the heart of Ickenham Village.

The downstairs offers you a bright open plan lounge/diner with direct access onto a private rear garden, spacious kitchen and downstairs W/C. As you go upstairs, you are greeted by four well proportioned bedrooms and a three piece bathroom suite.

Other benefits to this rarely available property are plenty of off street parking, double glazing, desirable village location and fantastic access to A40/M40, Ickenham and West Ruislip Station, while being within the catchment of Vyners Secondary and Breakspear Primary schools, both Outstanding in recent Ofsted reports.

Available now, unfurnished.

Price - rent: £2,850 PCM

Deposit: £3,288.46 (5 weeks rent)

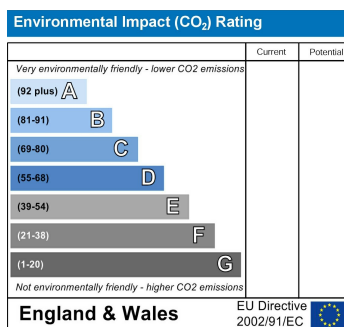
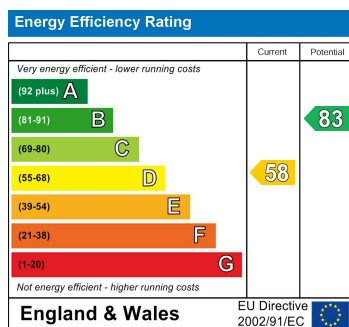
Holding deposit: £657.691 week's rent

Length of tenancy: Minimum 12 months

Local authority: Hillingdon

Council tax band: G

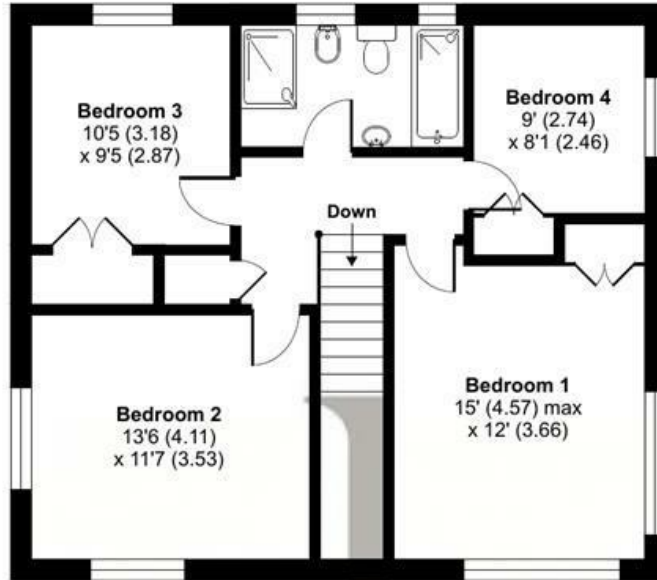
Please note all dimensions and descriptions are to be used as a guide only by any prospective tenant and do not constitute representations of fact or form part of any offer or contract



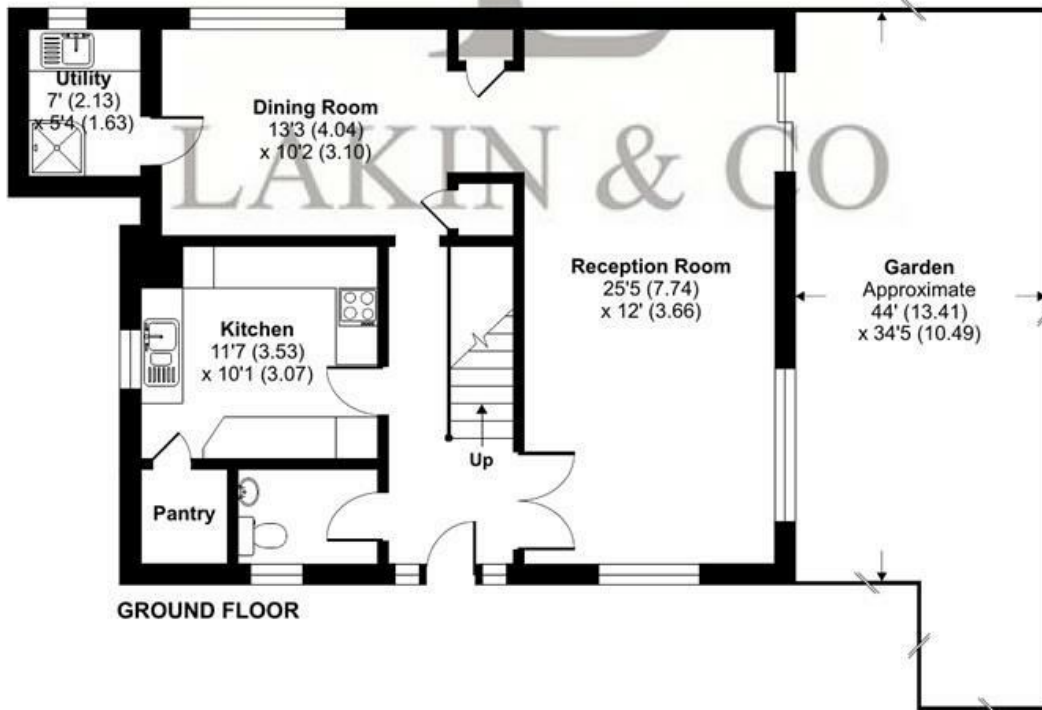
Rectory Way, Ickenham, Uxbridge, UB10

Approximate Area = 1551 sq ft / 144 sq m

For identification only - Not to scale



FIRST FLOOR

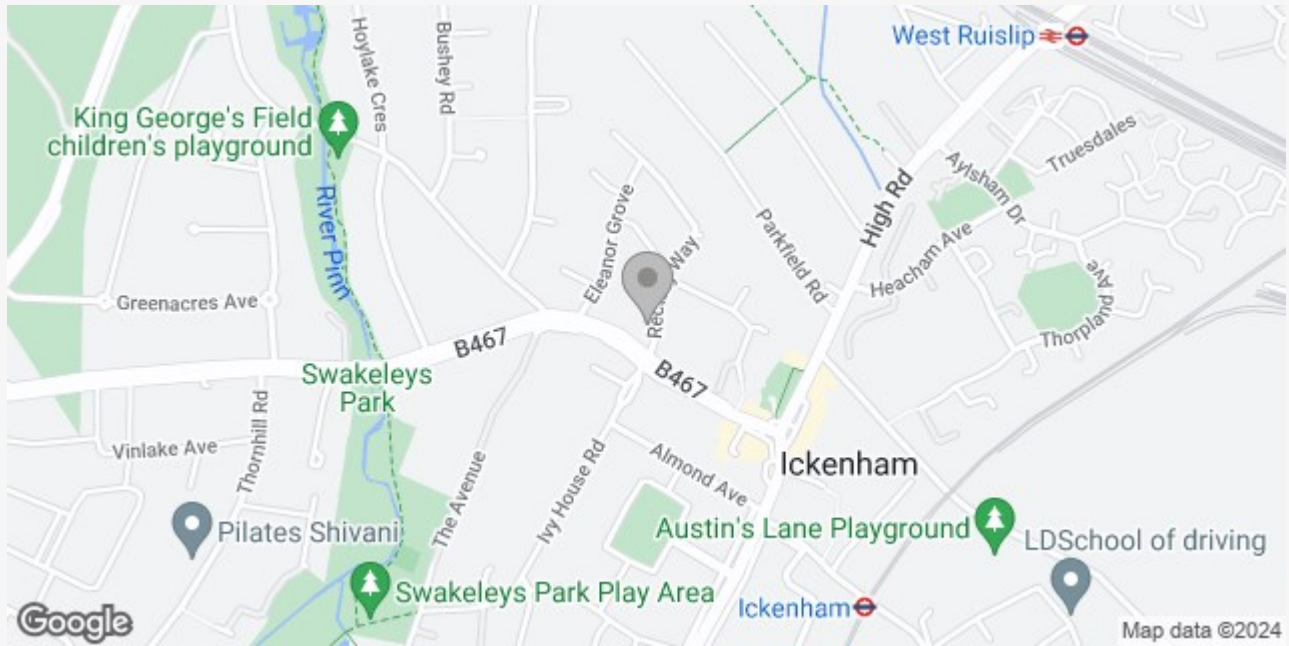


GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Lakin & Co. REF: 895358

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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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.