



- FOUR Bedroom DETACHED
- 21 Ft Kitchen/Diner
- Conservatory
- Walking Distance of Ickenham Village
- Off Street Parking
- TWO Bathrooms
- No Onward Chain
- Private Rear Garden
- Close To Breakspear Primary School
- EPC Rating D

This well presented FOUR bedroom detached bungalow offers the perfect blend of comfort and convenience, making it an ideal home for families or downsizers. Situated just minutes from highly sought-after schools and Ickenham Village, the property is within walking distance of Breakspear School and Vyners Secondary School. Commuters will appreciate the short stroll to Ickenham and West Ruislip tube stations, providing easy access to London, while the nearby A40/M40/M25 junctions ensures a smooth drive into Central London and the Home Counties. This property is being sold with the added advantage of no onward chain.

Inside, the home boasts a bright and spacious living room, an open-plan kitchen and dining area with ample storage, a charming conservatory overlooking the garden, four well-proportioned bedrooms and two bathrooms. Further benefits include; gas central heating and double glazing.

The exterior offers generous off-street parking with a spacious driveway accommodating up to three cars. At the rear, a large private garden surrounded by established greenery provides a tranquil retreat, complete with a decking area, perfect for outdoor entertaining and relaxation.

Ickenham retains a charming village atmosphere and community, highlighted by its historic parish church, scenic pond, traditional pump, Swakeleys Park and the grand Swakeleys House.

Viewings are strictly by appointment only.

Price: Guide Price £735,000

Tenure: Freehold

Local authority: Hillingdon

Council tax band: F

Broadband type: Upto: Ultrafast 1800 Mbps d/l 924 Mbps u/l

Mobile Coverage (Indoor):

Provider Voice Data

EE - Limited Limited

Three - Likely Likely

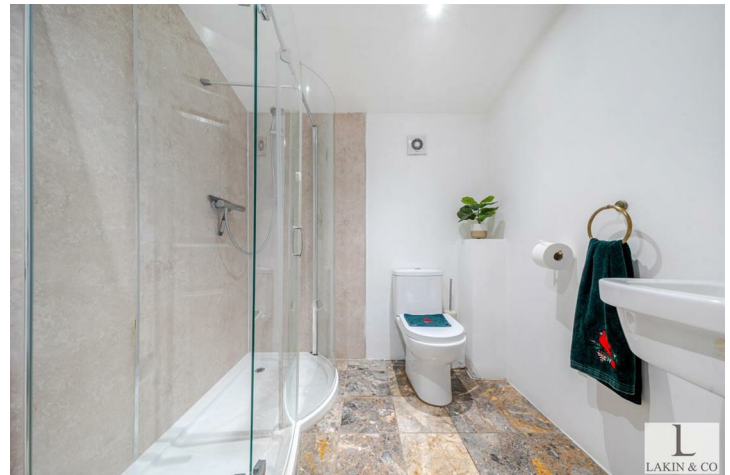
O2 - Likely Limited

Vodafone - Limited Limited

*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. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		83
	63	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Bushey Road, Ickenham, Uxbridge, UB10

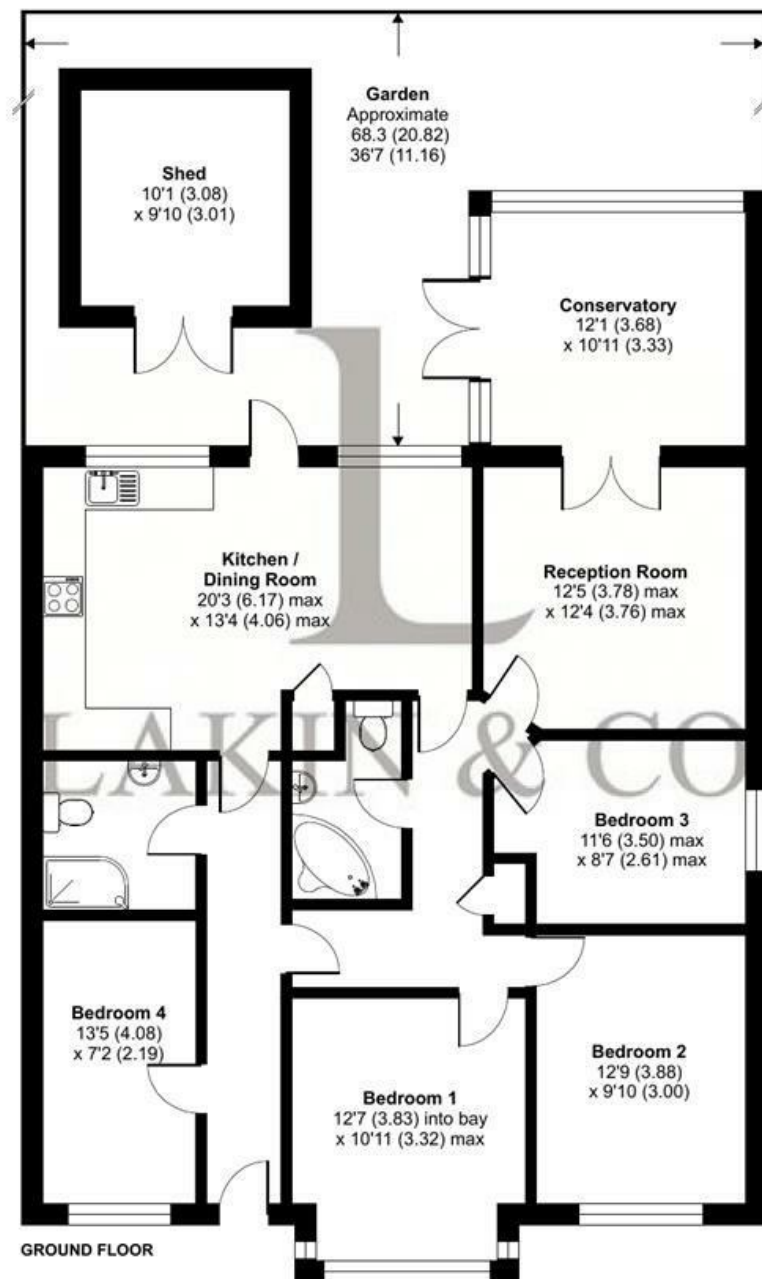


Approximate Area = 1310 sq ft / 121.6 sq m

Outbuilding = 100 sq ft / 9.29 sq m

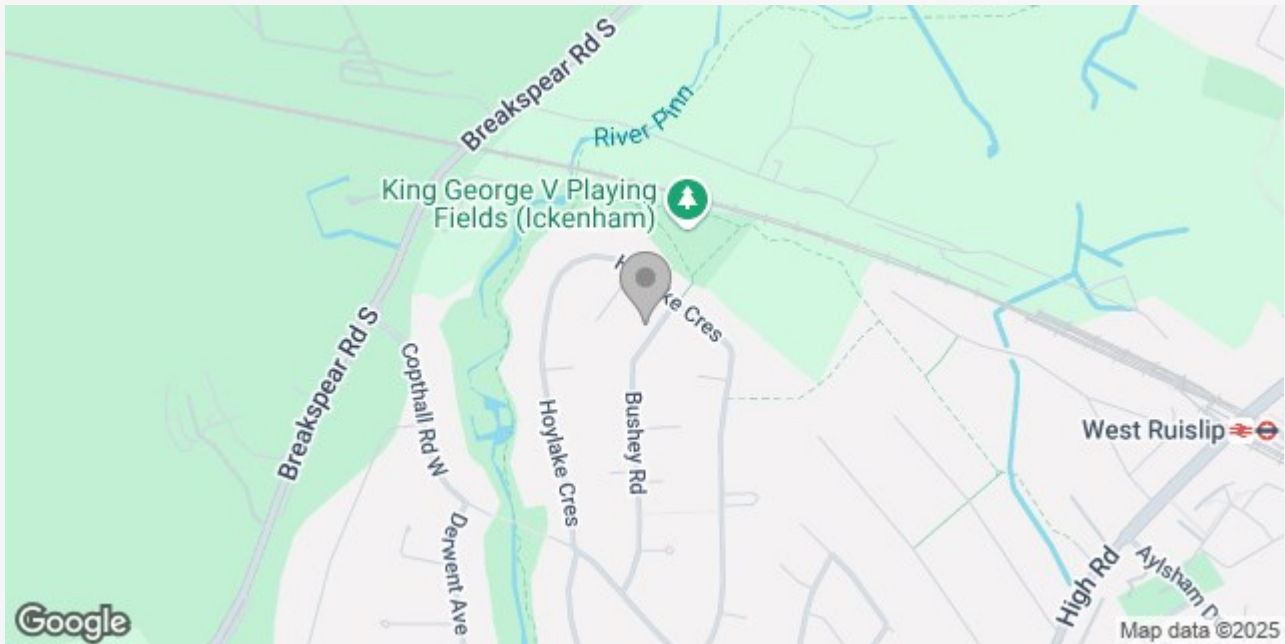
Total = 1410 sq ft / 130.9 sq m

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 2025. Produced for Lakin & Co. REF: 1250654

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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