



- FIVE Bedroom House
- No Onward Chain
- Downstairs W/C
- Gas Central Heating
- Off Street Parking
- Potential To Extend STPP
- Close To Ickenham Village
- Garage
- Nearby Local Schools
- EPC Rating D

A FIVE bedroom extended semi detached family home located in a quiet residential road in Ickenham. This spacious property requiring complete modernisation throughout offers plenty of potential to further extend (subject to planning consent) and is being sold with NO ONWARD CHAIN.

The ground floor provides; a porch, a bright entrance hallway, THREE reception rooms, modern fitted kitchen, downstairs w/c and a garage. To the first floor; a spacious landing, five good sized bedrooms, a recently modernised bathroom with a double shower and a separate w/c.

Further benefits include; gas central heating, double glazing and off street parking.

To the outside there is a front garden with off street parking, access to the garage and a well established rear garden mainly laid to lawn, with a patio and sun awnings.

Close to Ickenham village and its local amenities, West Ruislip and Ickenham tube stations are a short walk away, the A40/M40 junctions are nearby offering easy access into Central London and Home Counties. Also within a short walk of Vyners Secondary School and Breakspear Primary School.

Viewings are strictly by appointment only.

Price: Guide Price £875,000

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- Limited Limited

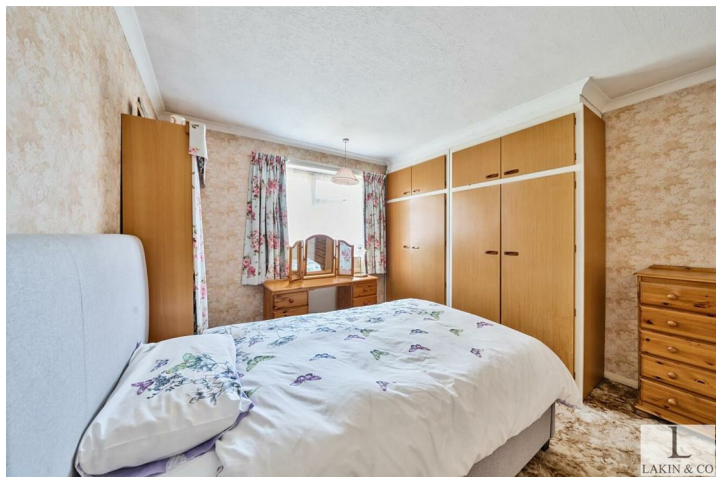
O2- Limited Limited

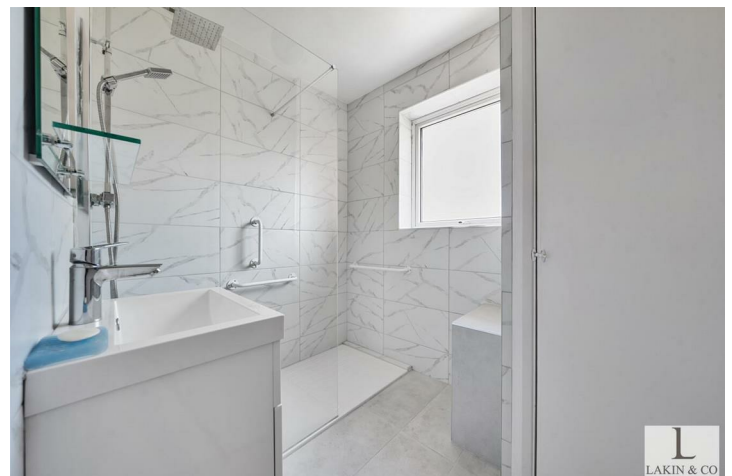
Vodafone- Limited Limited

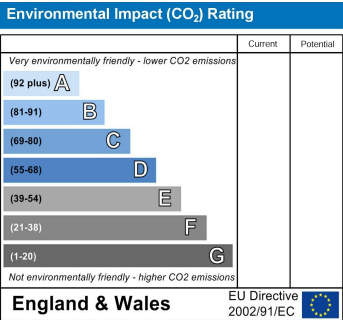
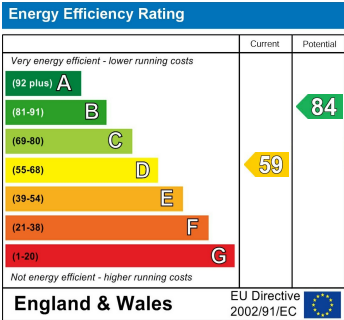
*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer

or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org.uk>









Campden Road, Ickenham, Uxbridge, UB10

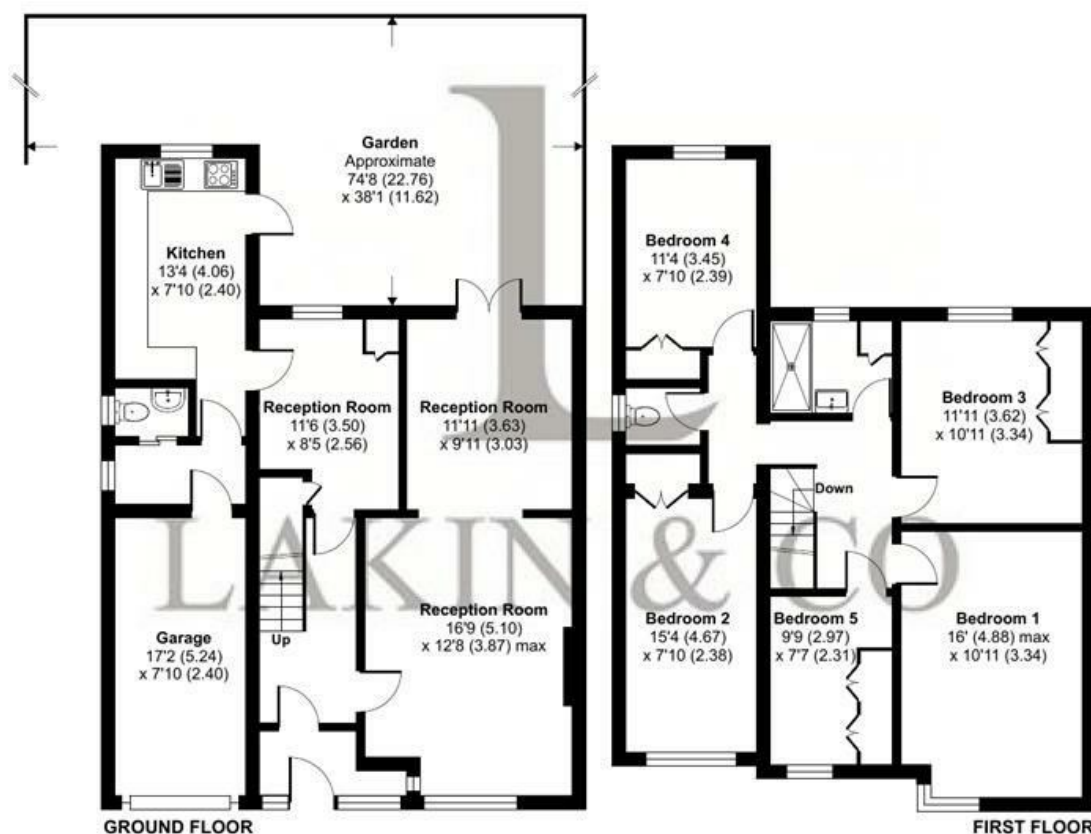


Approximate Area = 1541 sq ft / 143.1 sq m

Garage = 135 sq ft / 12.5 sq m

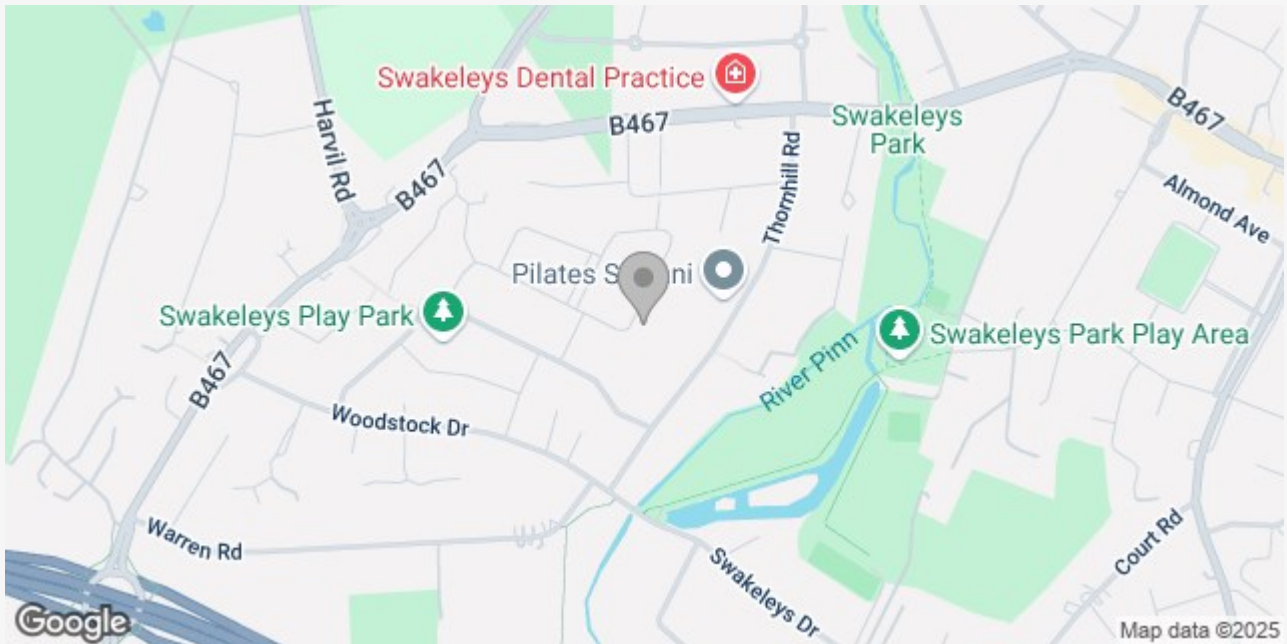
Total = 1676 sq ft / 155.7 sq m

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: 1270708

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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