



- Four Bedrooms
- Off Street Parking
- Private Garden
- Multiple Local Transport Links
- Available June 2025

- Detached Bungalow
- Excellent Condition Throughout
- Close to Ickenham Village
- Gas Central Heating
- EPC Rating D

We are proud to market this four-bedroom detached bungalow, located on a desirable quiet residential road, within a short walking distance of Ickenham Village and it's extensive range of amenities, shops, cafes and restaurants together with excellent sports facilities and well-regarded schools..

This property briefly comprises four well-proportioned bedrooms, a modern kitchen, a modern bathroom, a lounge, a dining area, off-street parking for two cars and a private secure garden.

Central & Chiltern line stations at West Ruislip are within walking distance as is the Metropolitan/Piccadilly line stations at Ickenham. Excellent road links to central London and the home counties A/M40, M25 and M4 are close by.

Garage not included

Available June 2025, unfurnished.

Price - rent: £2,800.00 pcm

Deposit: £3230.76 (5 weeks rent)

Holding deposit: 1 week's rent £646.15 (which will be used towards the remaining move-in money due)

Length of tenancy: Minimum 12 months

Local authority: Hillingdon

Council tax band: F

Internet Speed: Download - (up to) 1000 Mbps Upload - (up to) 100 Mbps

Mobile Coverage (Indoor):

Voice

EE - Limited

Three - Limited

O2 - Limited

Vodafone - Limited

Data

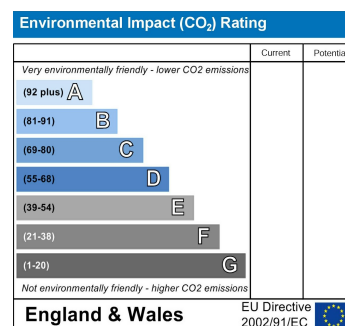
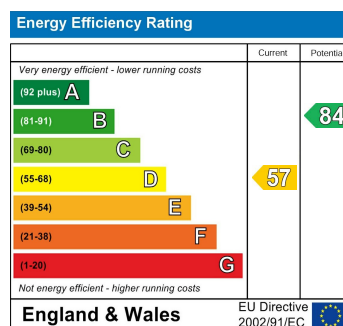
EE - Limited

Three - Limited

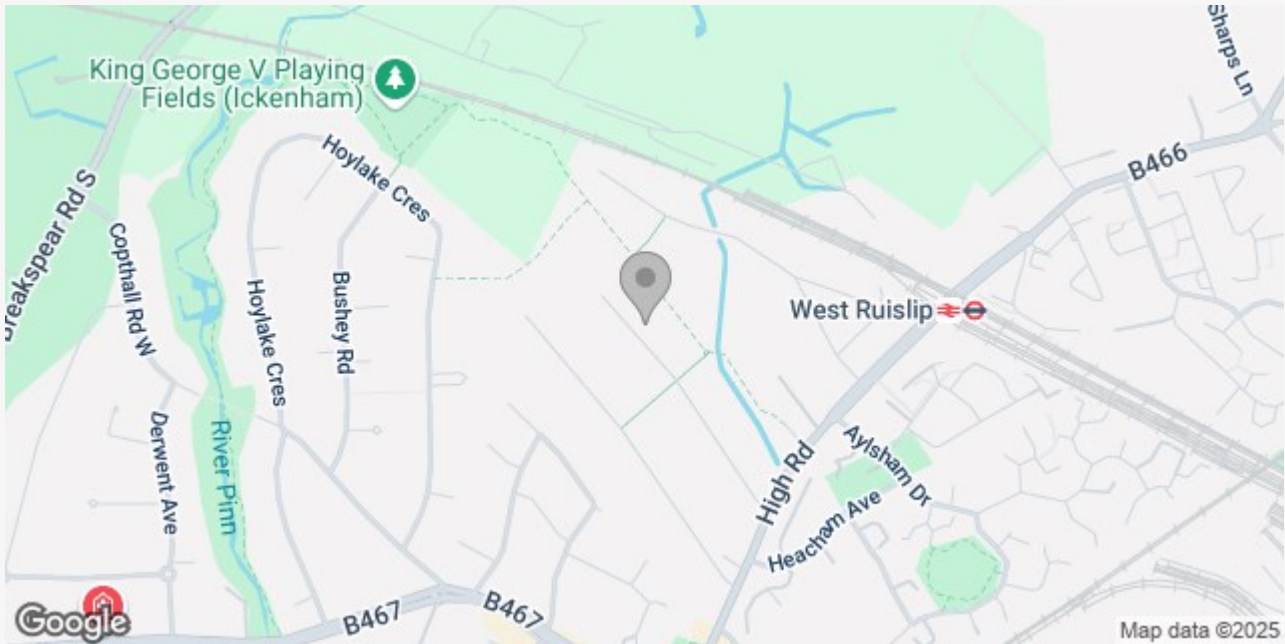
O2 - Limited

Vodafone - Limited

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



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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LAKIN & CO – YOUR LOCAL ESTATE AGENT

We are an independent Estate Agent, providing residential sales, lettings, property management, block management and financial services primarily throughout Uxbridge, Hillingdon, Ickenham and Ruislip areas.

Dealing with thousands of landlords, tenants, vendors and buyers throughout our core areas, we are renowned for providing a dedicated and attentive service to all of our clients. Our excellent reviews, ratings and membership to the Association of Residential Lettings (ARLA) and The Property Ombudsman (TPO) is testimony to our excellent service.

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.