



- THREE Bedroom House
- Quiet Cul-De-Sac
- No Onward Chain
- Well Maintained Gardens
- Garage

- Detached Residence
- Walking Distance of Ickenham Village
- Gas Central Heating
- Off Street Parking
- EPC Rating C



A well presented THREE bedroom detached family home situated on a popular and quiet cul-de-sac in Ickenham. Requiring some modernisation this property is a short walk from Ickenham village and well regarded local schools and has the added advantage of being sold with no onward chain.

The ground floor comprises; a spacious entrance hall, dining room, 16ft reception room with a patio doors leading out the garden, a modern fitted kitchen and a downstairs W/C.

The first floor consists of; a landing, 20ft double aspect main bedroom with fitted wardrobes, two further well proportioned bedrooms with fitted cupboards and a family bathroom.

Further benefits include; gas central heating, garage, well maintained private rear garden with a patio and a front garden providing off street parking for two vehicles.

Close to Ickenham village and its local amenities, West Ruislip and Ickenham stations are a short walk away, offering easy access into Central London. Within a short walk of Swakeleys Park and Vyners Secondary School.

Viewings are strictly by appointment only.

Price: Guide Price £825,000

Tenure: Freehold

Local authority: Hillingdon

Council tax band: F

Broadband type: Upto: Ultrafast 1000 Mbps d/l 100 Mbps u/l

Mobile Coverage (Indoor):

Provider Voice Data

EE- Likely Likely

Three- Limited Limited

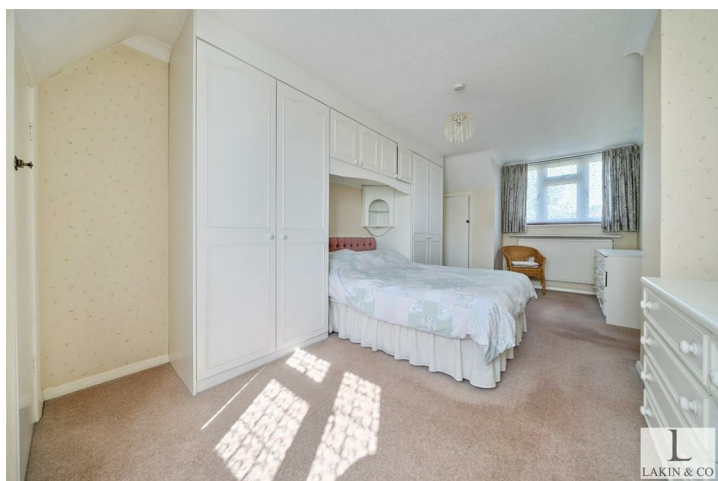
O2- Limited Limited

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>





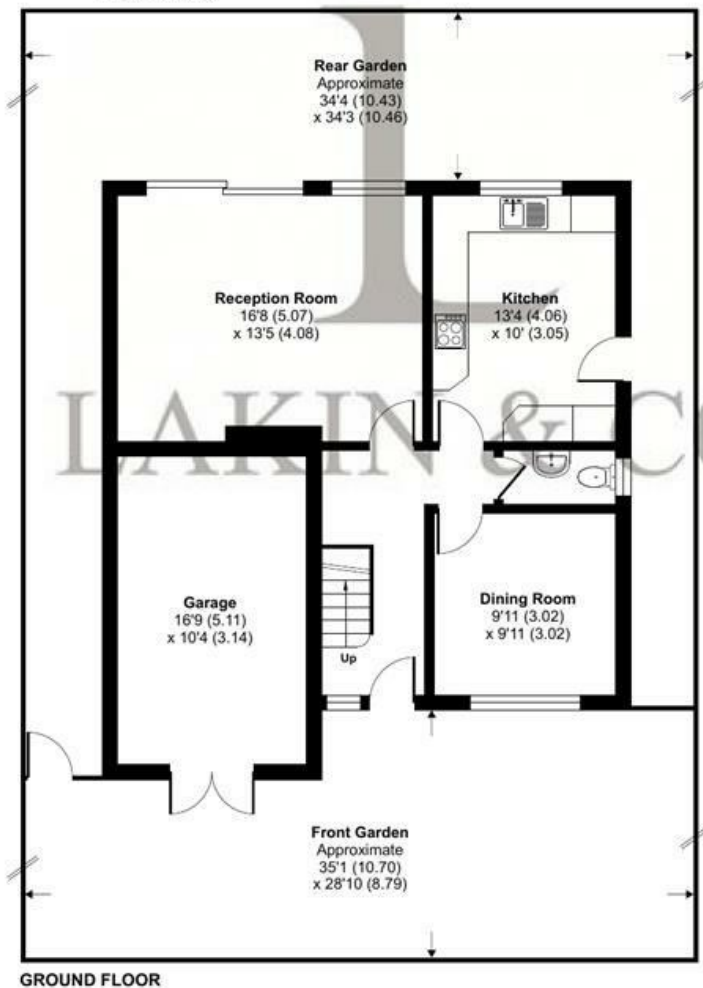
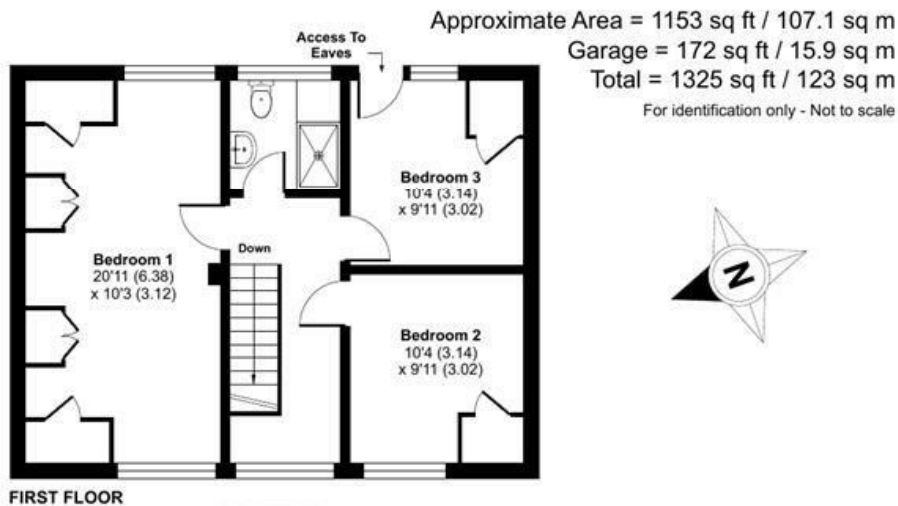




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	78
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

## Pepys Close, Ickenham, Uxbridge, UB10



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: 1311271

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## LAKIN & CO – YOUR LOCAL ESTATE AGENT

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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.