



- 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

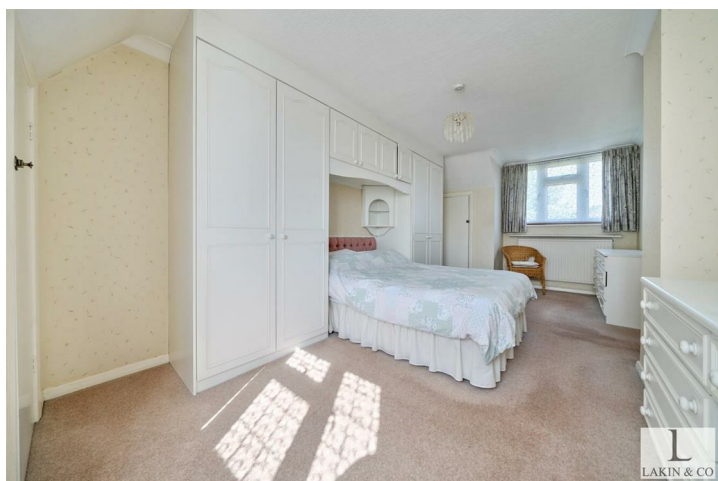
O2- Limited Limited

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>



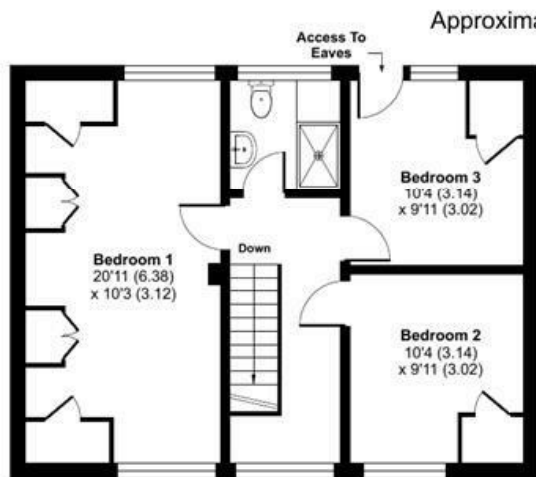




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	78
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO 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	

Pepys Close, Ickenham, Uxbridge, UB10



FIRST FLOOR

Approximate Area = 1153 sq ft / 107.1 sq m

Garage = 172 sq ft / 15.9 sq m

Total = 1325 sq ft / 123 sq m

For identification only - Not to scale

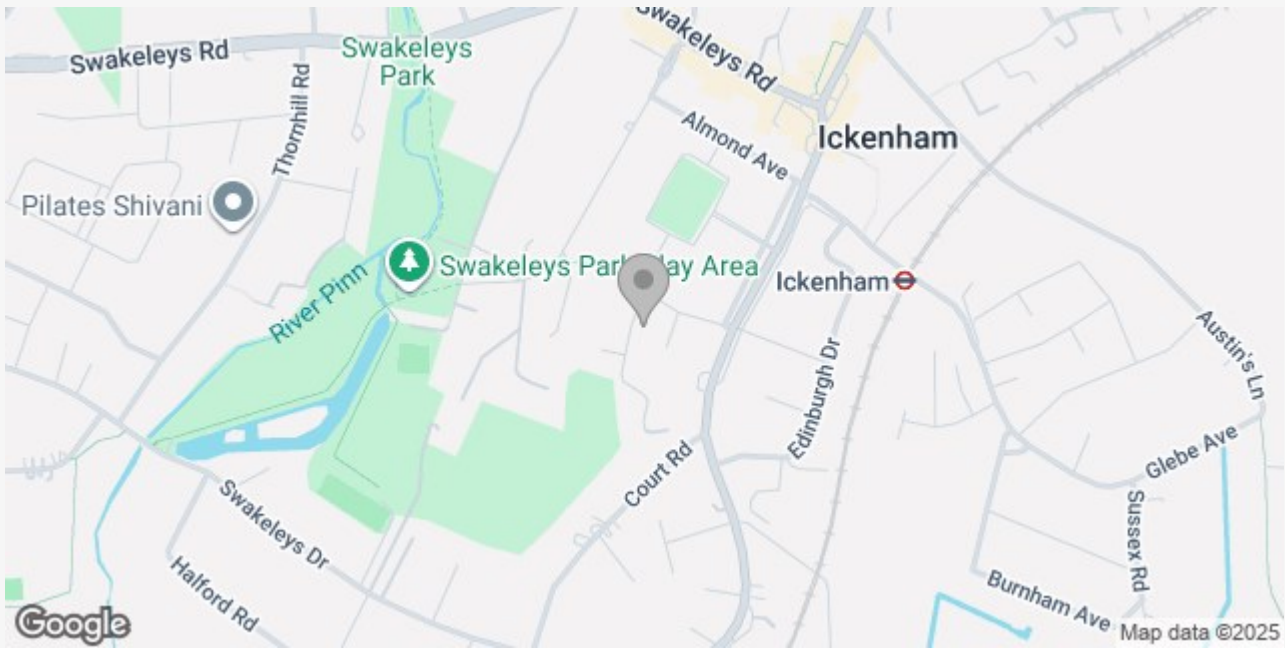


GROUND FLOOR



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

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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