



- FOUR Bedroom House
- Well Presented
- Downstairs W/C
- Off Street Parking
- Garage

- Set Over THREE Floors
- Open Plan Kitchen Diner
- Garden Room
- Close To Local Schools
- EPC Rating C



A very well presented FOUR-bedroom semi-detached family home located on a popular road in Ickenham and just a short walk to local schools and the village.

This spacious extended property with a recent loft conversion, has been tastefully decorated throughout and briefly comprises; hallway, downstairs W/C, access to the 18ft garage, open plan modern 18ft kitchen with a cooking island, integrated appliance, roof windows, bifold doors to patio, utility room and 16ft dining area.

The first floor provides; a landing, a 13,9 ft bedroom with a bay window, second double bedroom, single bedroom and a modern bathroom with a separate shower. On the second floor there is a spacious main bedroom, fitted wardrobes, eaves storage and an en-suite bathroom with a double shower.

Outside, the front benefits from off-street parking for two cars on a resin driveway. To the rear, there is a 60 ft (approx) well maintained private garden with a patio and lawn. Additionally, a well-built 23ft garden room currently being used as a gym.

Further benefits include; gas central heating and double glazing.

Close to Ickenham village and its local amenities, West Ruislip and Ickenham stations are a short walk away, offering easy access into Central London. The A40, M40, M25 junctions are also close by.

Viewings are strictly by appointment only.

Price: Offers in Excess Of £865,000

Tenure: Freehold

Local authority: Hillingdon

Council tax band: E

Broadband type: Up to: Ultrafast 1800 Mbps d/l 1000 Mbps u/l

Mobile Coverage (Indoor):

Provider VoiceData

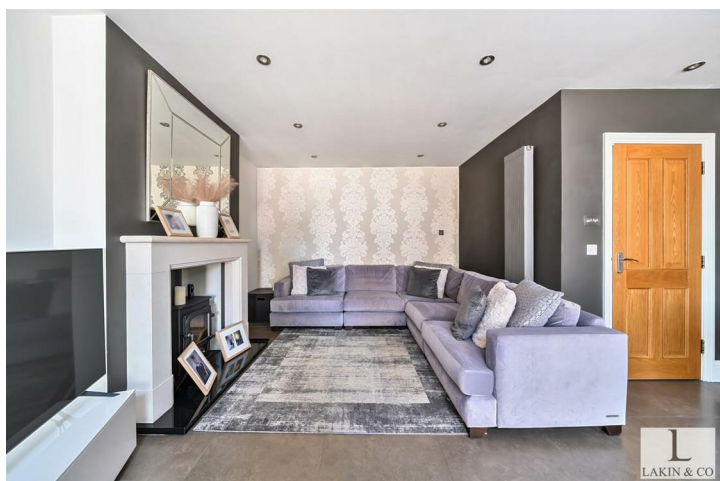
EE- Good (outdoor only)

Three- Good in-home and outdoor

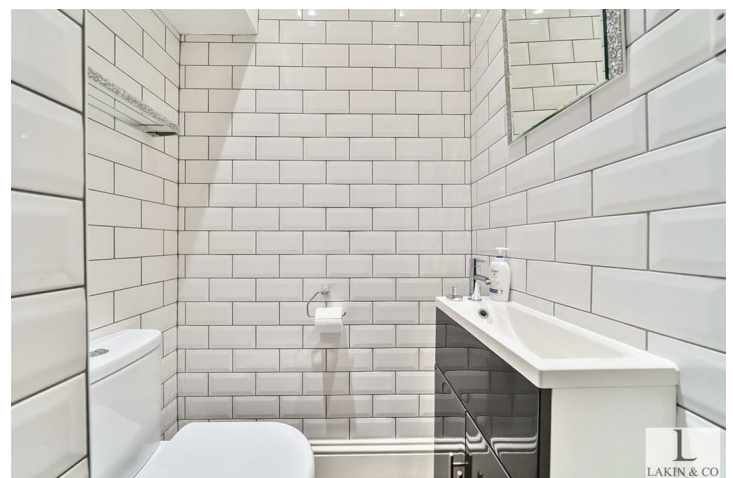
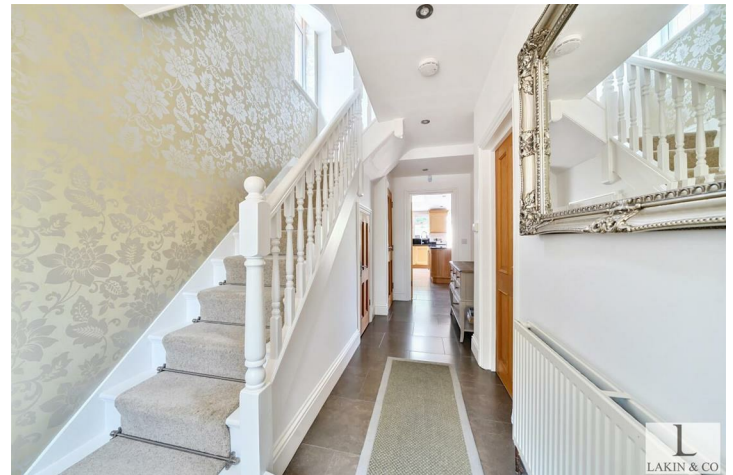
O2- Variable in-home, good outdoor  
Vodafone- Variable in-home, good outdoor

\*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	79
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	



## Swakeleys Road, Ickenham, Uxbridge, UB10



Approximate Area = 1501 sq ft / 139.4 sq m

Limited Use Area(s) = 69 sq ft / 6.4 sq m

Garage = 157 sq ft / 14.5 sq m

Outbuilding = 260 sq ft / 24.1 sq m

Total = 1987 sq ft / 184.4 sq m

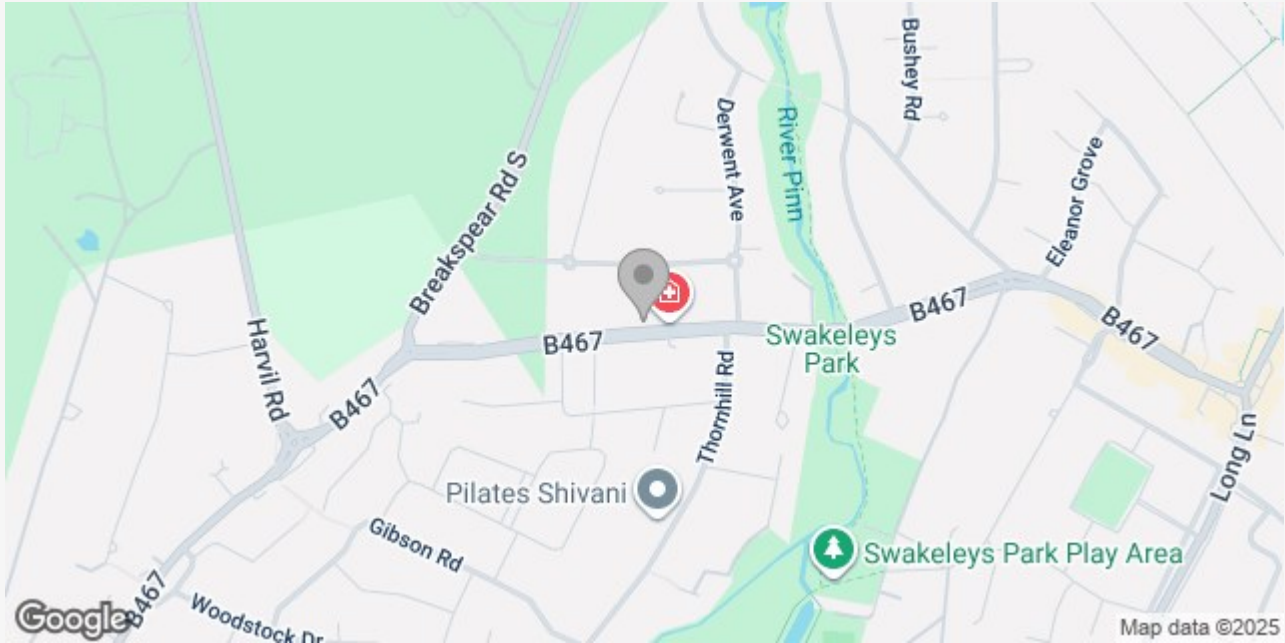
For identification only - Not to scale

Denotes restricted  
head height



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:1314435

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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