



Long Lane, Ickenham, UB10 8QU
Guide Price £1,500,000

DBK
ESTATE AGENTS



Long Lane, Ickenham, UB10 8QU Guide Price £1,500,000

Nestled in a prominent and leafy residential location, this extended detached home offers an enticing blend of luxury and comfort. Boasting approximately 1,980 sq.ft. of exquisitely designed living space, this property is perfect for those seeking an expansive family home with modern conveniences.

Step inside to discover five spacious bedrooms, four of which feature ensuite shower rooms, ensuring privacy and convenience for all family members. The welcoming entrance hall leads you to a series of well-appointed living areas, including three versatile reception rooms that can be tailored to your lifestyle needs.

The heart of the home is the modern kitchen, complete with integrated appliances, a breakfast bar and a generous dining area, making it the ideal space for culinary enthusiasts and family gatherings. A separate utility room adds to the practicality of this residence.

Outside, the expansive rear garden is perfect for outdoor entertaining and relaxation, featuring a brick out house and convenient side gated access. The large driveway offers ample off-street parking, ensuring ease and security for residents and guests alike.

High specifications and thoughtful design elements are evident throughout this home, from the stylish fittings to the quality finishes.

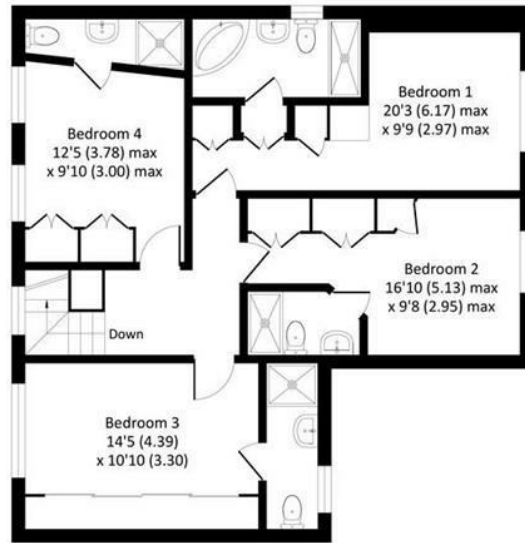
Key Features

- Prominent + Leafy Residential Location
- Extended Detached Home Circa 1,980 Sq,Ft
- Five Bedrooms (Four with Ensuite Shower Rooms)
 - Three/ Two Reception Rooms
- Modern Kitchen with Integrated Appliances + Breakfast Bar + Dining Area
 - Utility Room
- Expansive Rear Garden with Brick Out House + Side Gated Access
 - Large Driveway for Off Street Parking
 - Welcoming Entrance Hall
 - High Specifications Throughout

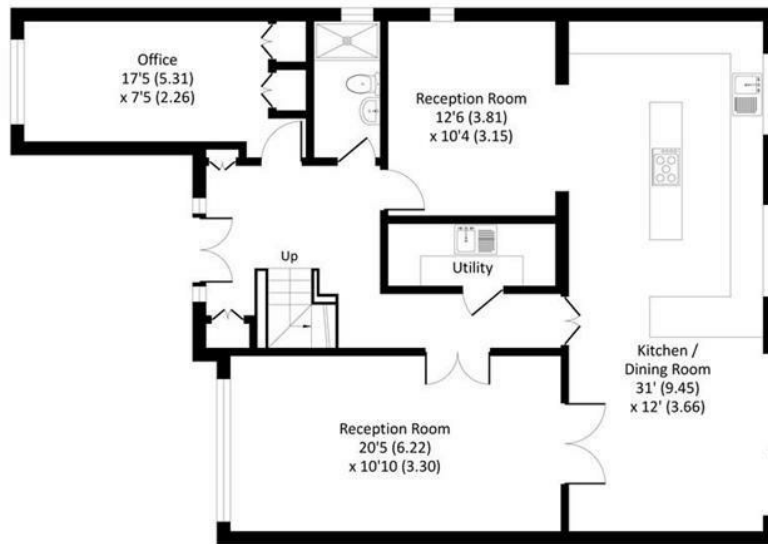


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Approximate Area = 1980 sq ft / 183.9 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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			
England & Wales		EU Directive 2002/91/EC	
		83	88

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	

Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics/ecom 2022. Produced for Gibbs Gillespie. REF: 828656

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