





## Key Features:

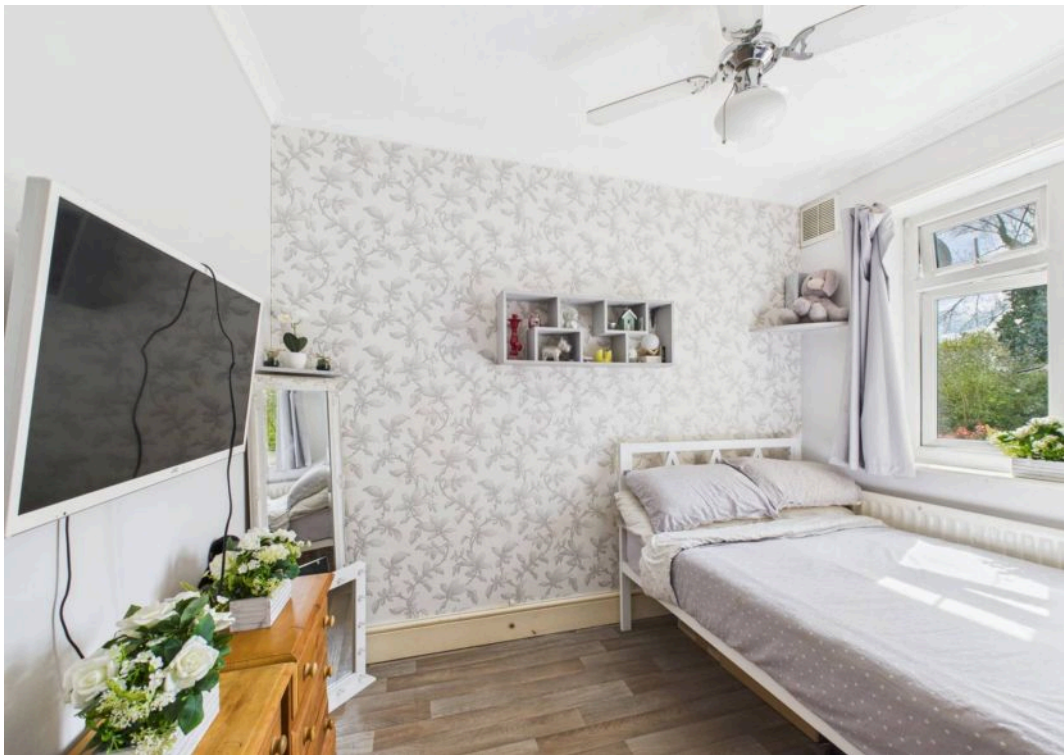
- Semi detached house
- Three double bedrooms
- Spacious living areas
- Large garden
- Walking distance to Ickenham station (underground)
- Off street parking
- Close to sought after schools
- Easy access to A40/M40/M25

Situated in a prime location, this beautifully presented three bedroom semi-detached house offers the perfect balance of modern convenience and suburban charm. Boasting three double bedrooms and two bathrooms to the 1st floor. The ground floor has a welcoming reception room and kitchen/diner with French Doors opening to a great size family garden at the rear. There is also off street-parking at the front via the private driveway for two cars.

With close proximity to Ickenham Station (Piccadilly and Metropolitan Line) and easy access to major roadways such as the A40, M40, and M25, commuting is a breeze. For families, the property is close to the sought-after schools, shops, restaurants and cafes available in Ickenham.









**Verified Material Information:**

Council tax band: E

Council tax annual charge: £2386.24 per annum

Tenure: Freehold

Energy Performance rating: D

Property construction: Standard form

Electricity supply: Mains electricity

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

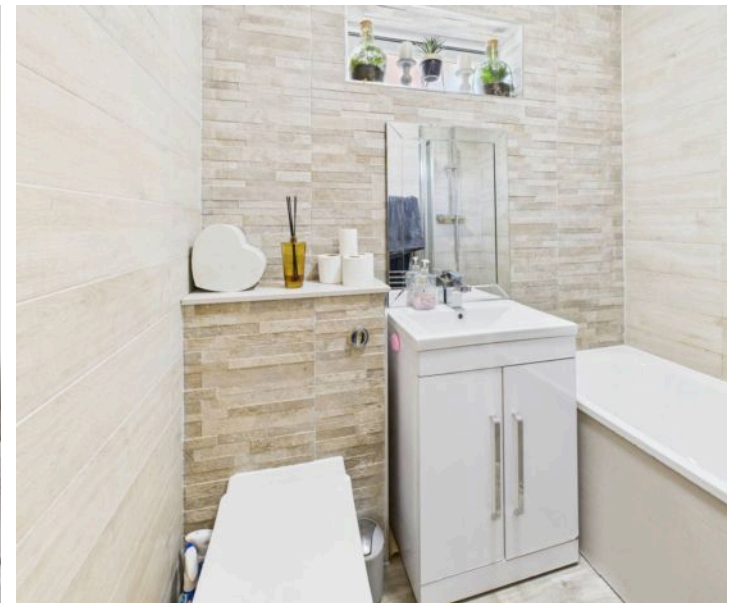
Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Parking: Off street and garage

**Disclaimer:**

While we have endeavoured to provide accurate information, we advise prospective buyers to verify all key details with relevant professionals to ensure complete transparency. This property presents immense potential for development, and we encourage interested parties to explore the possibilities that await with this remarkable opportunity.





Ground Floor



Floor 1





## Lawrence Rand

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