



- TWO Bedroom Detached Bungalow
- Modernisation Required
- Gas Central Heating
- Popular Local Schools
- Off Street Parking

- Quiet Cul-De-Sac
- Extension Potential (STPP)
- Close To Ickenham Village
- Garage
- EPC Rating D



A TWO-bedroom detached bungalow located on Elgar Close, a quiet cul-de-sac close to Ickenham village. In need of complete updating throughout and with potential to extend (subject to planning permission), this property currently offers over 900 sq ft of living space perfect for those looking to downsize to a detached property in Ickenham or a family looking to maximise a detached plot. Offered with no upper chain.

The property comprises; a spacious entrance hallway, two good size bedrooms with fitted wardrobes, 26 ft extended reception room with patio doors to the 124 ft garden, a spacious fitted kitchen and a tiled bathroom. The property is fully mains connected with gas central heating.

There is ample off street parking space for several vehicles, ensuring convenience for you and your guests and a garage. The location of this bungalow is ideal, being close to the charming Ickenham Village with its local shops, cafes, amenities, popular local schools, transport links including; Ickenham tube station (Met & Pic Lines), West Ruislip station (Central Line) and A40/M40 motorway junctions.

Contact us today to secure your viewing of this detached property.

Internet Speed: Download - (up to) Ultra Fast 1800 Mbps  
Upload - (up to) 1000 Mbps

Mobile Coverage:

EE - Good outdoor

Three - Good outdoor, variable in-home

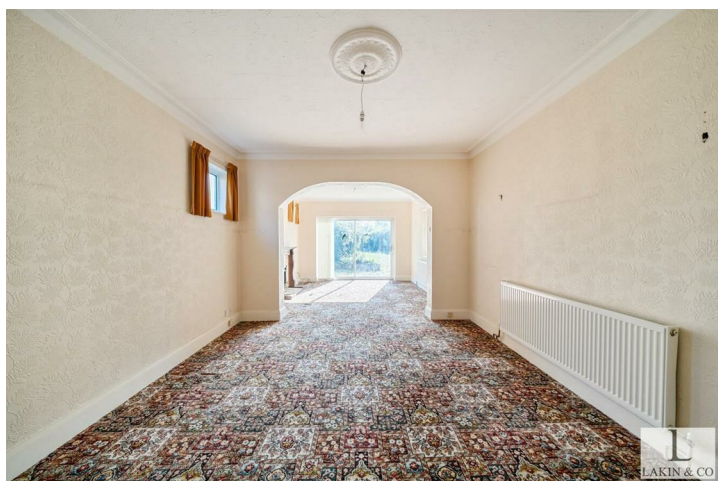
O2 - Good outdoor, variable in-home

Vodafone - Good outdoor and in-home

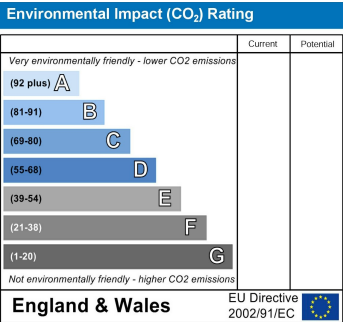
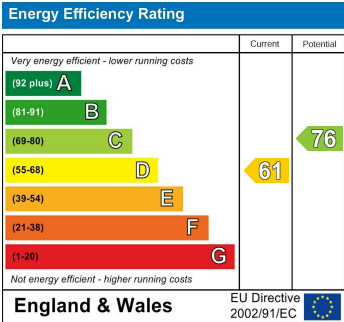
\*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofco











## Elgar Close, Ickenham, Uxbridge, UB10

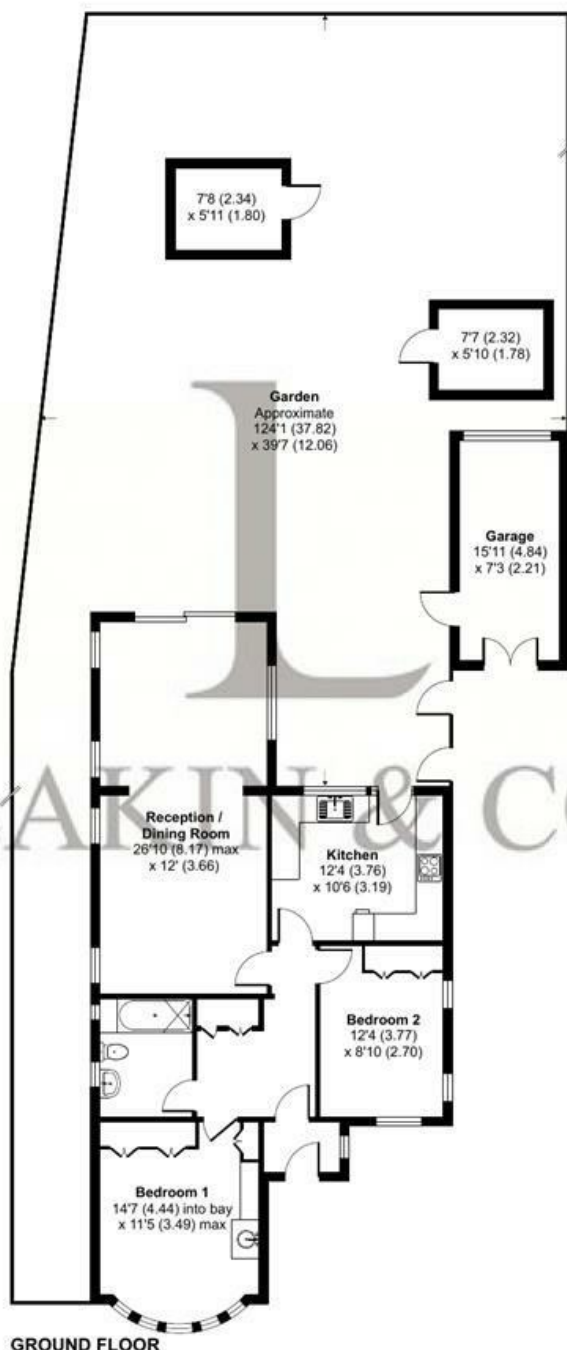
Approximate Area = 906 sq ft / 84.1 sq m

Garage = 115 sq ft / 10.6 sq m

Outbuildings = 89 sq ft / 8.2 sq m

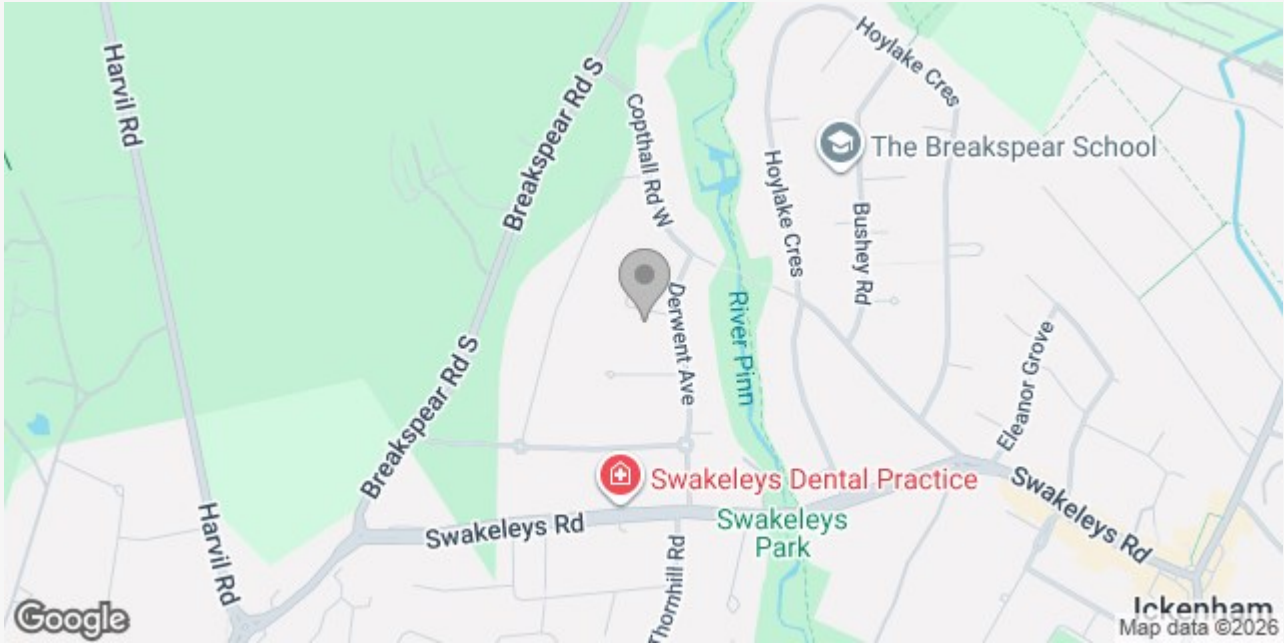
Total = 1110 sq ft / 102.9 sq m

For identification only - Not to scale



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: 1335348

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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