

# Rectory Way

Ickenham • Middlesex • UB10 8BP

Guide Price: £910,000



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This well presented four-bedroom detached home, located on the sought-after Rectory Way, is just a short walk from Ickenham High Street. Perfect for growing families, it offers scope for extending (STPP) and has easy access to Ickenham high street, highly regarded schools, and excellent transport links. The property briefly comprises four well-sized bedrooms, two modern bathrooms, generous living spaces, and a large private garden—ideal for both relaxation and entertaining.

Detached house

Four bedrooms

Large garden

Open plan kitchen/diner

Potential to extend (STPP)

Garage

Off street parking

Close to West Ruislip and Ickenham stations

Minutes from Ickenham high street

Easy access to A40/M40/M25

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





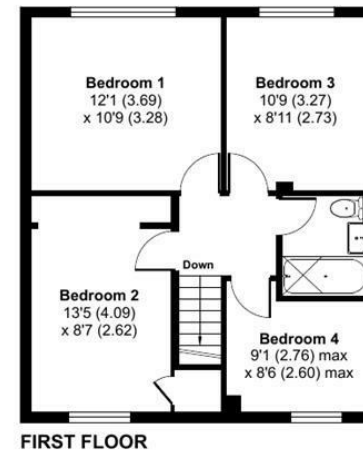
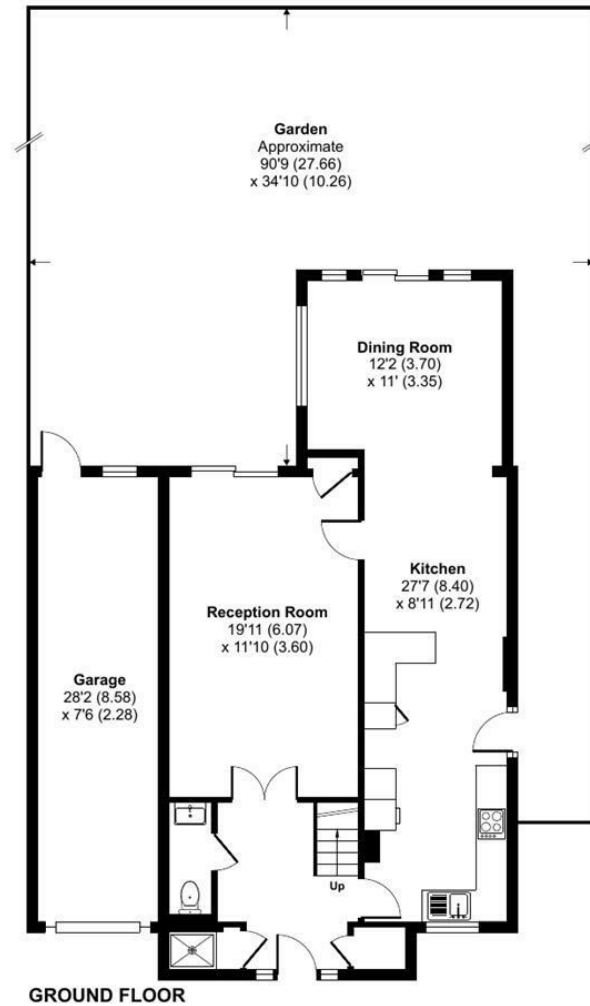
# Rectory Way, Ickenham, Uxbridge, UB10

Approximate Area = 1290 sq ft / 119.8 sq m

Garage = 207 sq ft / 19.2 sq m

Total = 1497 sq ft / 139 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). Produced for Coopers. REF: 1315702. © nchecom 2025.

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| Energy Efficiency Rating                    |         |        |
|---------------------------------------------|---------|--------|
| Very energy efficient - lower running costs | Current | Target |
| A++ (92-100)                                |         |        |
| A+ (89-91)                                  |         |        |
| A (86-88)                                   |         |        |
| B (83-85)                                   |         |        |
| C (81-82)                                   |         |        |
| D (79-80)                                   |         |        |
| E (77-78)                                   |         |        |
| F (75-76)                                   |         |        |
| G (73-74)                                   |         |        |
| Not energy efficient - higher running costs |         |        |
| England & Wales 10 October 2020/01/2020     |         |        |

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.