

- FOUR Bedroom Semi Detached
- Ickenham Village
- Open Plan Kitchen / Diner
- Close to Breakspear Primary School
- Off Street Parking

- TWO Bathrooms
- Completley Refurbished
- Garden With Patio
- Garage
- EPC Rating D

A very well presented FOUR bedroom semi-detached family home located on a popular road in Ickenham and just a short walk to Breakspear Primary School.

Completely refurbished to a high standard and tastefully decorated throughout, this chalet-style property briefly comprises; porch, hallway with tiled flooring, internal access through to the 28ft garage, downstairs bathroom with a corner bath and a separate double shower, two bedrooms, large reception room, utility room and a modern fitted kitchen/diner with a roof lantern and bifold doors leading out to the garden.

The first floor provides; a landing, a main bedroom with an ensuite shower and fitted wardrobes and two further good-sized bedrooms.

Outside, the front benefits from off-street parking for several cars and a shingle driveway. To the rear, there is a 72 ft private garden with a newly laid patio and lawn.

Further benefits include; underfloor heating, recent double glazing, gas central heating and a ceiling speaker sound system. Planning permission has been granted to build a home office/ storage at the bottom of the garden. The planning application number is 16619/APP/2022/2717.

Close to Ickenham village and its local amenities, West Ruislip and Ickenham stations are a short walk away, offering easy access into Central London.

Viewings are strictly by appointment only.

Price: Guide Price £750,000

Tenure: Freehold

Local authority: Hillingdon

Council tax band: E

Broadband type: Upto: Ultrafast1800 Mbps d/1924 Mbps u/l

Mobile Coverage (Indoor):

Provider VoiceData

EE-Limited Limited

Three-Limited Limited

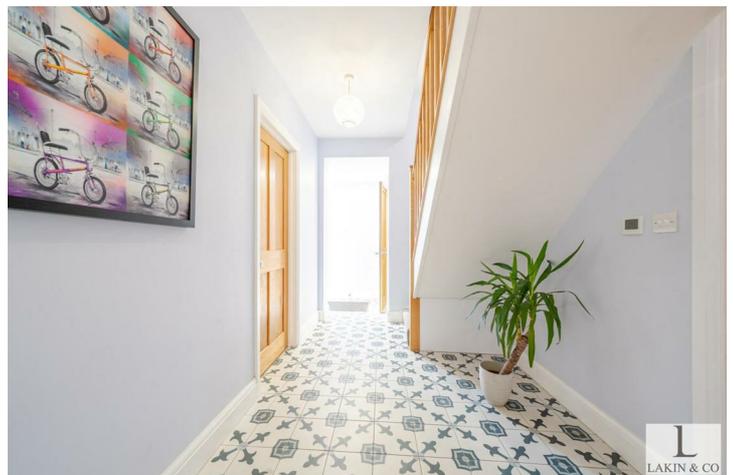
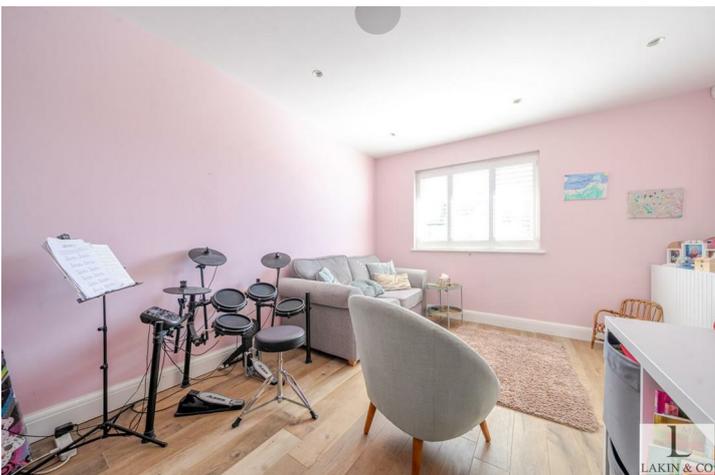
O2-Limited Limited

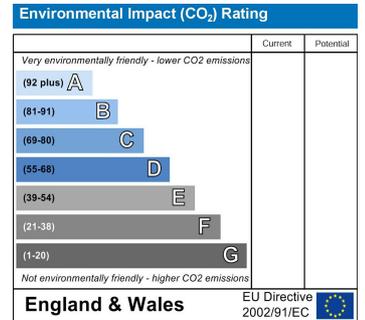
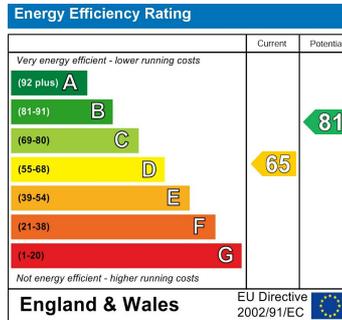
Vodafone- Limited Limited

*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>









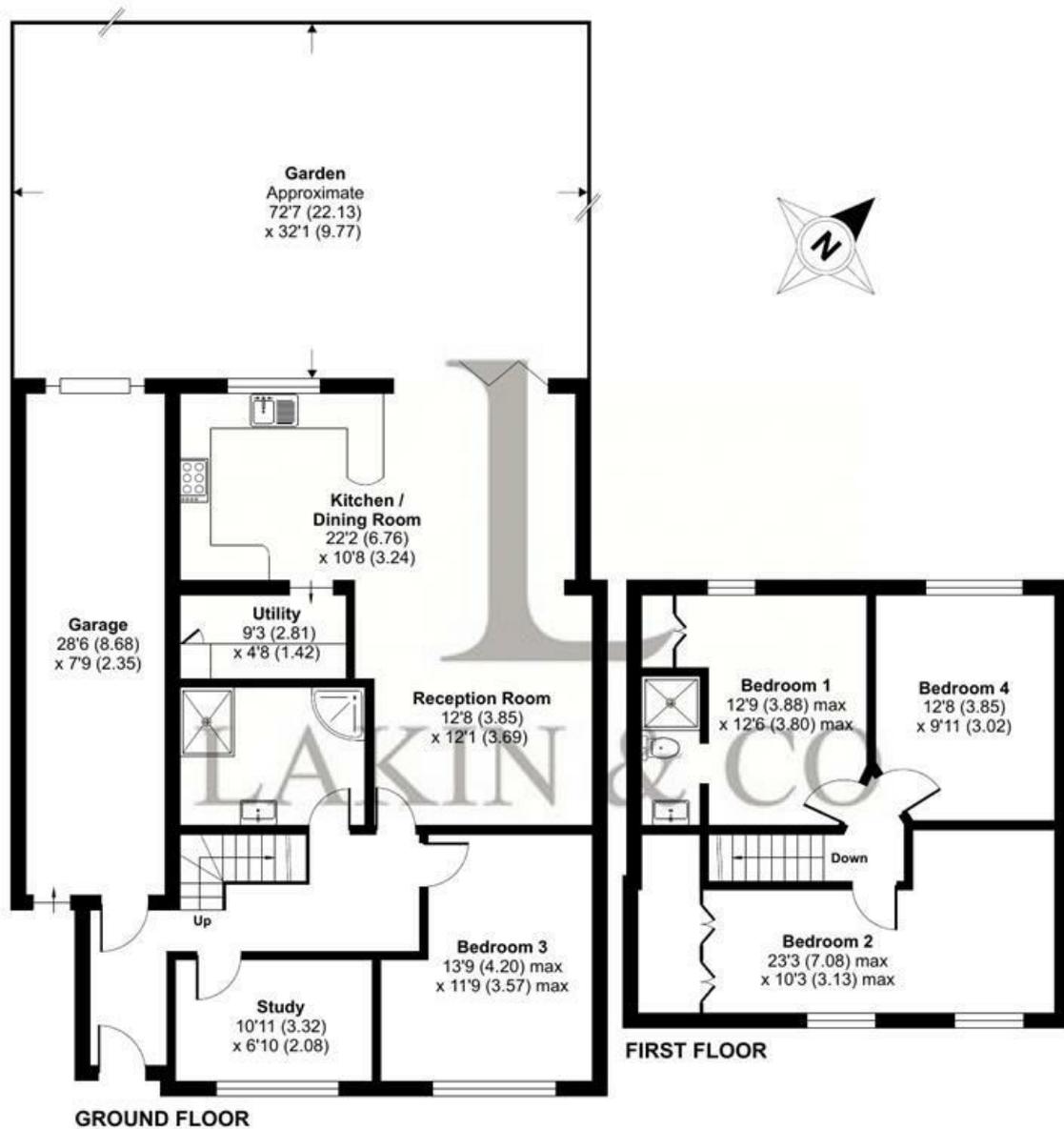
Hoylake Crescent, Ickenham, Uxbridge, UB10

Approximate Area = 1449 sq ft / 134.6 sq m

Garage = 216 sq ft / 20 sq m

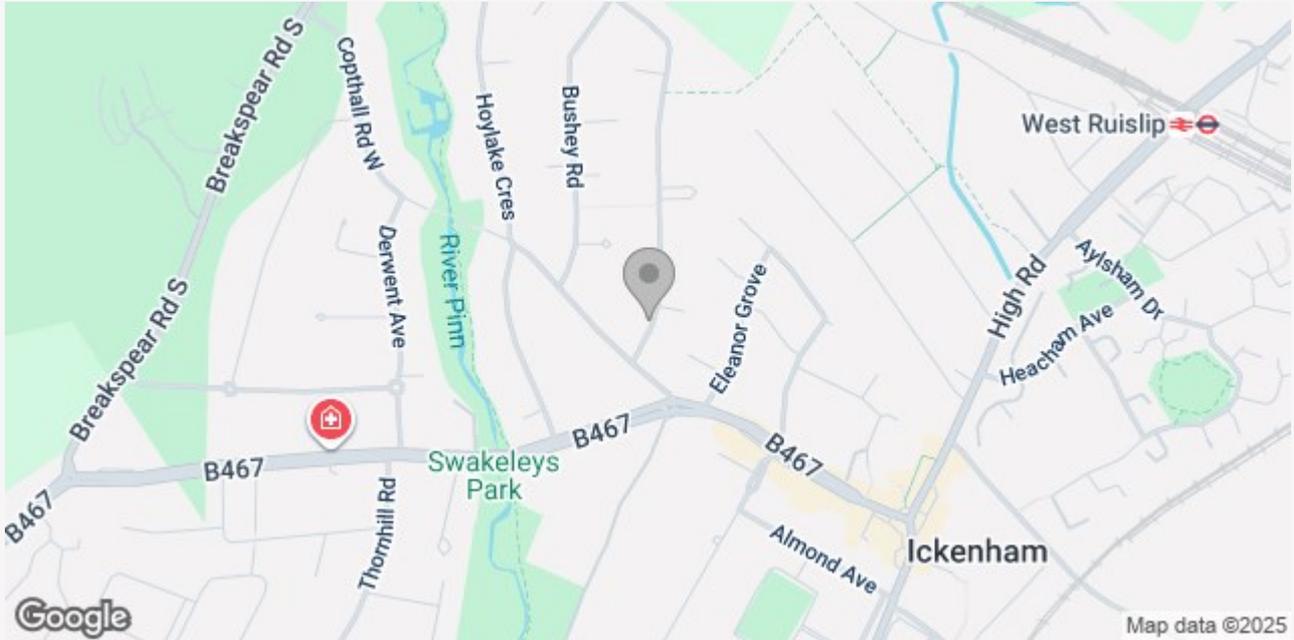
Total = 1665 sq ft / 154.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Lakin & Co. REF: 1272276

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