



- ONE Bedroom Cottage
- No Onward Chain
- Ickenham Village Location
- Close to Transport Links
- Communal Garden

- One Allocated Parking Space
- Share Of Freehold
- Long Lease
- Gas Central Heating
- EPC Rating D

A rarely available one double bedroom cottage style terrace bungalow with no upper chain, set in an attractive horseshoe shaped courtyard style development off set from Ivy House Road, within easy level walking distance of the Ickenham Village and Swakeleys Park.

Comprising:- spacious living room, fitted kitchen, inner hallway, double bedroom, bathroom, gas central heating, double glazing, allocated parking space, well maintained communal garden and private parking.

Ickenham has all modern amenities, excellent schools, golf course, theatre, local shops, restaurants and pubs but still retains a Village atmosphere with its ancient Parish Church, pump, pond and Swakeleys House, a Jacobean Manor House steeped in History. There are country walks along the Ickenham Trail, the River Pinn Walk and Swakeleys Park and Lake.

Road networks are excellent with easy access to the A40/M40 motorway with links to the M25 and beyond. Public transport is good with Ickenham Station and West Ruislip Station giving access to Central London and the Home Counties and a frequent local bus service.

Guide Price: £305,000

Tenure: Leasehold - Share Of Freehold

Lease Length: 997 years remaining

Service Charge: £1320 per annum (£110 PCM)

Local Authority: Hillingdon

Council Tax Band: D

Internet Speed: Download - (up to) 80 Mbps Upload - (up to) 20 Mbps

Mobile Coverage:

EE - Good outdoor, variable in-home

O2 - Good outdoor

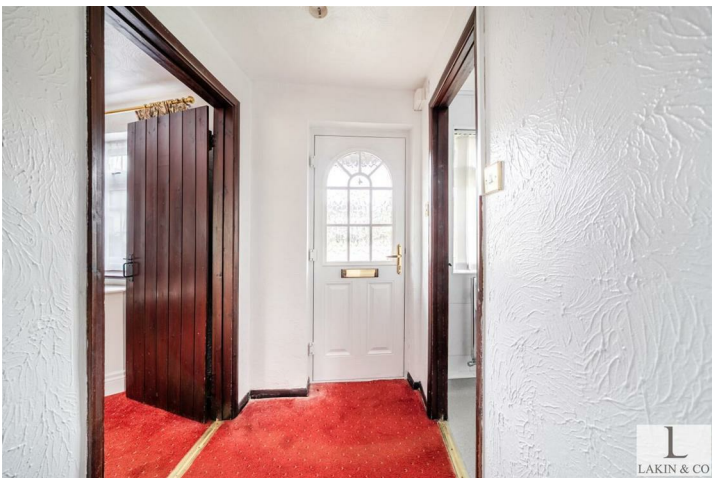
Three - Good outdoor

Vodafone - Good outdoor

\*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>





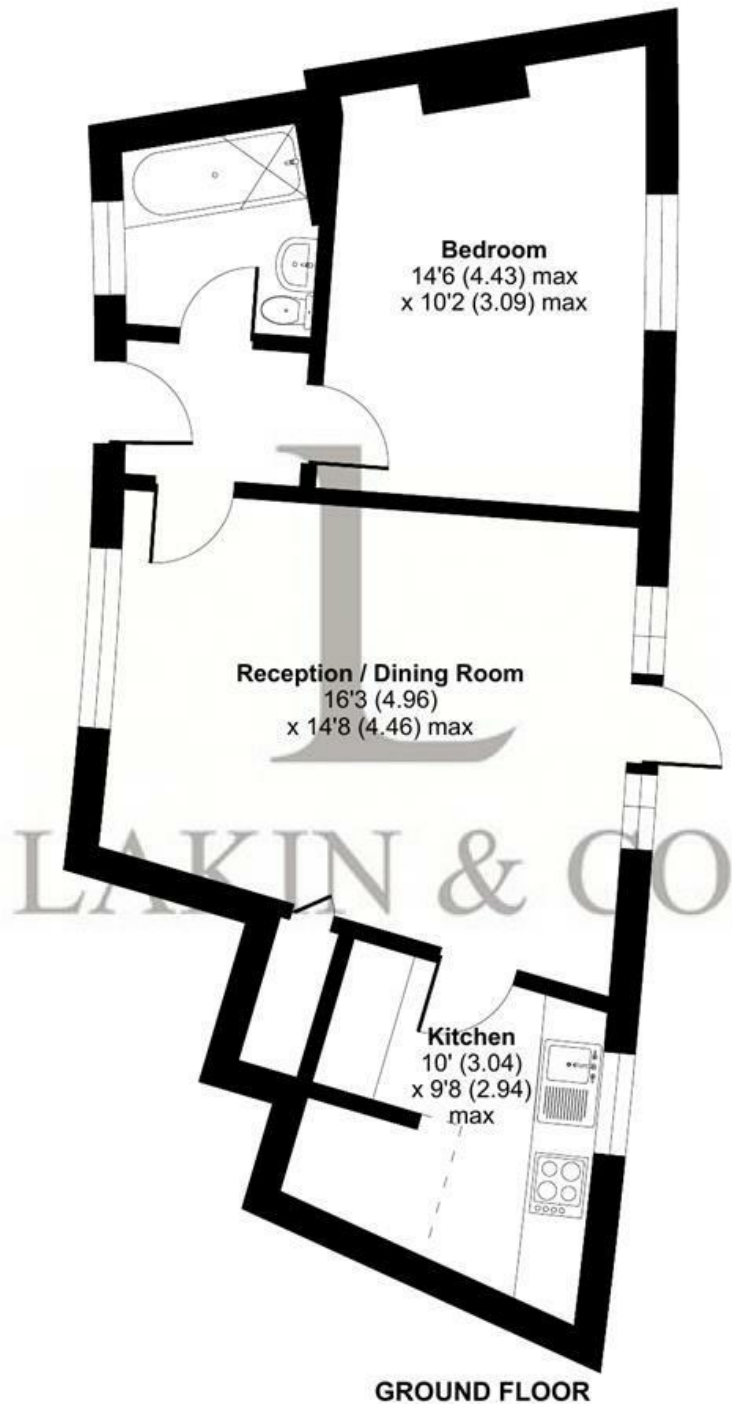
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		66	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**Ivy House Road, Ickenham, Uxbridge, UB10**

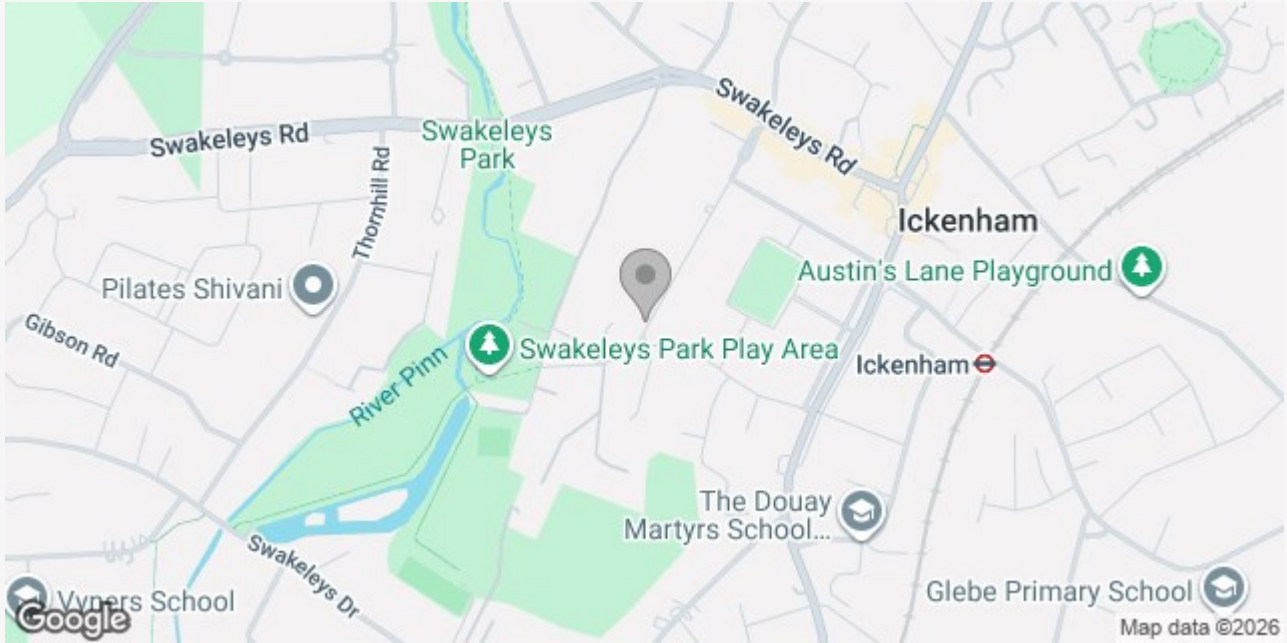
Approximate Area = 516 sq ft / 47.9 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Lakin & Co. REF:1407944.

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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