LAKIN & CO

3 Bedroom House - Detached | 1 Bathroom | 1 Reception

Swakeleys Road, Ickenham UB10 8DH

Offers In The Region Of £750,000

- Three Bedroom
- In Need Of Modernisation
- Off Street Parking
- Ideal Family Home
- Double Glazing & Gas Central Heating
- Detached House
- No Upper Chain
- Walking Distance To Ickenham Village
- Garage
- EPC Rating E

59, Swakeleys Road Ickenham, UB10 8DG | 01895 544 555
sales@lakinandco.com | lettings@lakinandco.com | www.lakinandco.com

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The Property Ombudsman

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A three bedroom detached family home offered to the market with no upper chain. This property is in need of modernisation throughout but is ideal for the growing family.

Briefly comprising; large welcoming hallway with doors leading to a spacious lounge / dining room, extended kitchen with wall & base units and space for dining table, utility room with W.C. and access to the garage. To the first floor are two double bedrooms with built in wardrobes and single third room and a large bathroom with bath and separate shower. To the rear is well maintained garden, which is mostly laid to lawn with patio area. To the front off street parking is provided for at least three cars and access to garage via over head door. Benefits include potential for extension (stpp) partly double glazed, gas central heating and NO upper chain.

The property is situated on Swakeleys Road which is within walking distance of Ickenham village which offers a variety of local amenities. Ickenham and West Ruislip station are also a short walk away, offering easy access into Central London. The A40, M40, M25 junctions are also close by. For families there are highly regarded secondary and primary schools nearby.

Viewings are strictly by appointment only.

Price: Guide Price £750,000
Tenure: Freehold
Local authority: Hillingdon
Council tax band: F

Broadband type: Up to: Ultrafast 5000 Mbps d/l 5000 Mbps u/l

Mobile Coverage (Indoor):
Provider VoiceData
EE- Good outdoor
Three- Good outdoor
O2- 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

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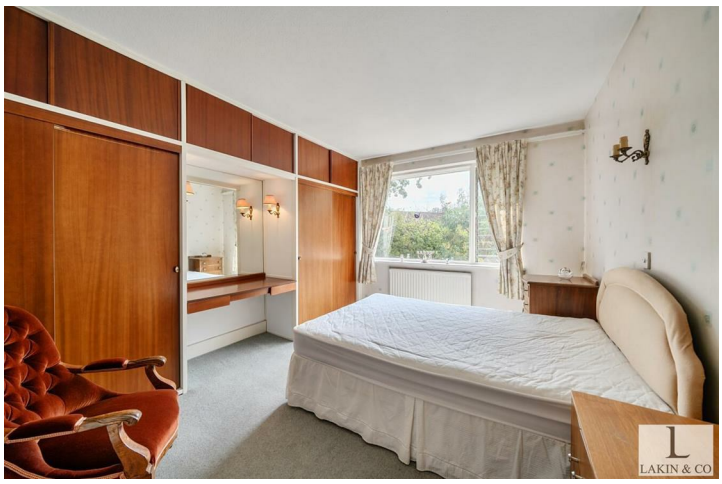

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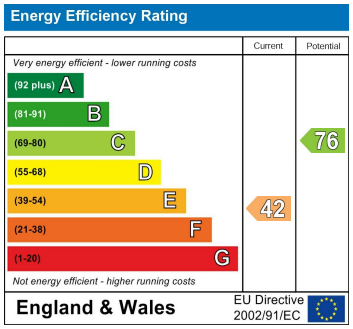

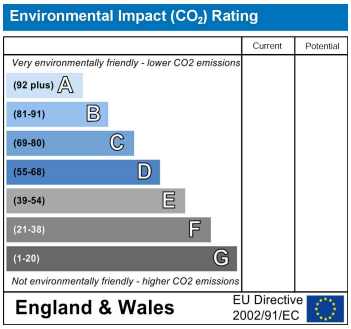

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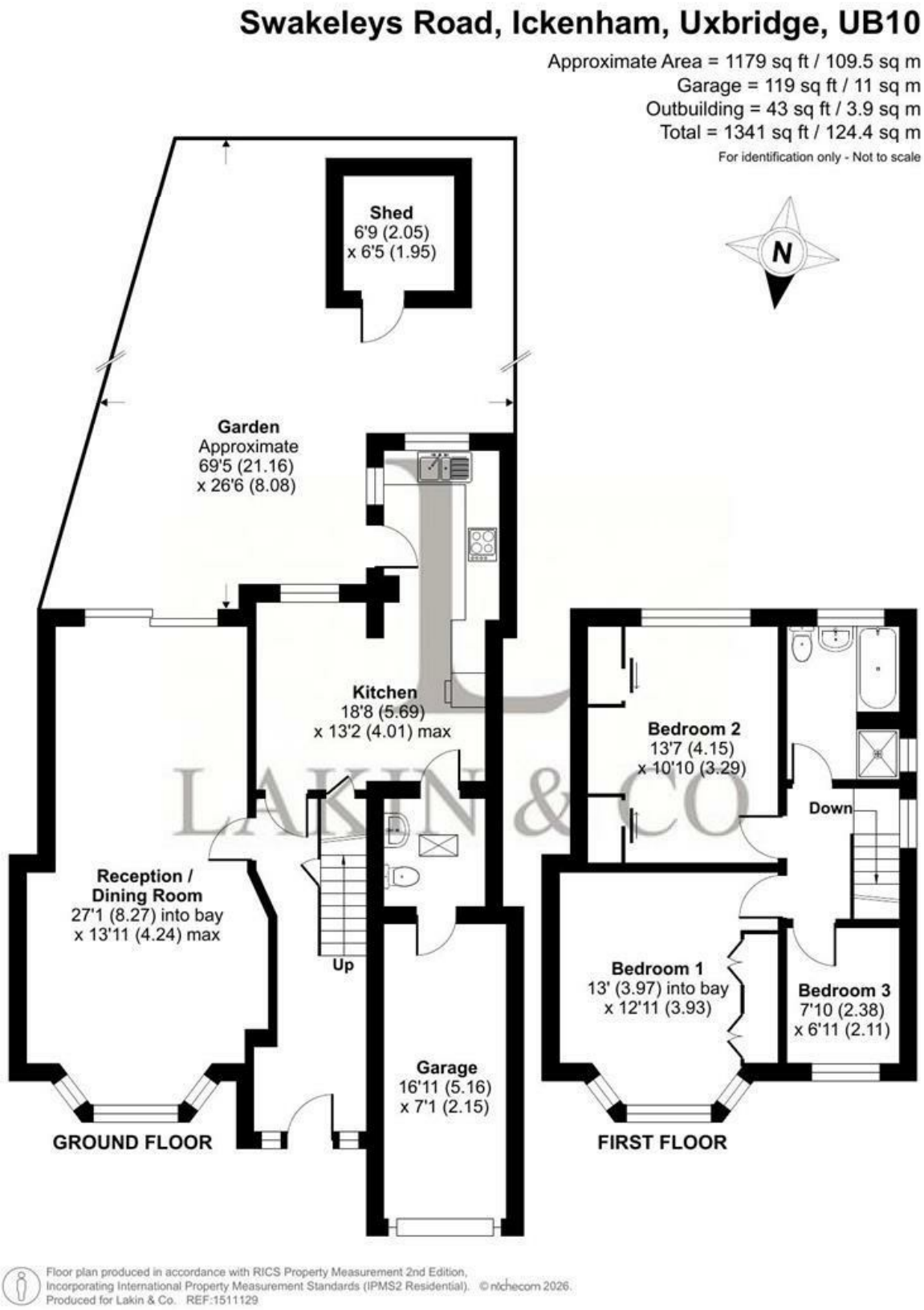

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Lakin & Co. REF:1511129

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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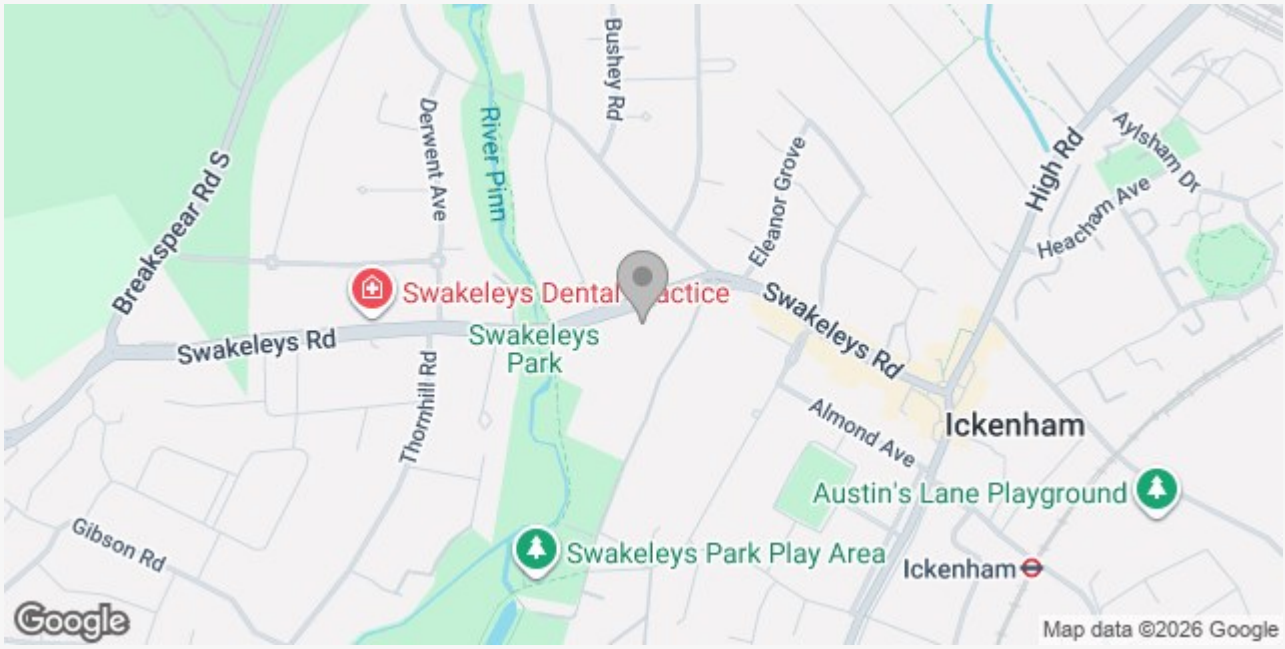

rightmove Zoopla.co.uk PrimeLocation.com homes24.co.uk Homes & Property

LAKIN & CO – YOUR LOCAL ESTATE AGENT

We are an independent Estate Agent, providing residential sales, lettings, property management, block management and financial services primarily throughout Uxbridge, Hillingdon, Ickenham and Ruislip areas.

Dealing with thousands of landlords, tenants, vendors and buyers throughout our core areas, we are renowned for providing a dedicated and attentive service to all of our clients. Our excellent reviews, ratings and membership to the Association of Residential Lettings (ARLA) and The Property Ombudsman (TPO) is testimony to our excellent service.

We take great pride in being known for our honesty and consistent hard work, so whether you are selling or letting your property or looking to find your ideal home please contact us now and let us assist you further.

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