



- FOUR Bedroom House
- Close To Ickenham Village
- Development Potential (STPP)
- Downstairs Shower Room
- Garage

- Detached
- No Onward Chain
- Gas Central Heating
- Driveway
- EPC Rating D

A FOUR bedroom detached family home located on a popular road in Ickenham and just a short walk to the popular Breakspear Primary School. With further development potential (STPP) and being sold with no onward chain.

Requiring modernisation throughout, this 1950s property briefly comprises; hallway, a bright and spacious 17ft reception room with a bay window, 14ft dining room with doors leading to the garden, modern fitted kitchen, downstairs modern tiled shower room and a fourth bedroom overlooking the gardens.

The first floor provides; a landing, 17ft main bedroom with bay window and fitted wardrobes, two further well sized rooms, family bathroom with an overhead shower and a separate w/c.

Outside, the front benefits from a driveway providing an off street parking space, access to 17ft garage and well maintained gardens. To the rear, there are well established private gardens, mainly laid to lawn with a patio and garden shed.

Further benefits include; double glazing and gas central heating. Well situated close to Ickenham village and its local amenities, West Ruislip and Ickenham stations are a short walk away, along with A40/M40/M25 junctions nearby offering easy access into Central London and Home Counties.

Viewings are strictly by appointment only.

Price: Guide Price £780,000

Tenure: Freehold

Local authority: Hillingdon

Council tax band: F

Broadband type: Upto: Ultrafast 1800 Mbps d/l 1000 Mbps u/l

Mobile Coverage:

EE- Good outdoor, variable in-home

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 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			
		56	75
England & Wales		EU Directive 2002/91/EC	

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



Hoylake Crescent, Ickenham, Uxbridge, UB10 8JH

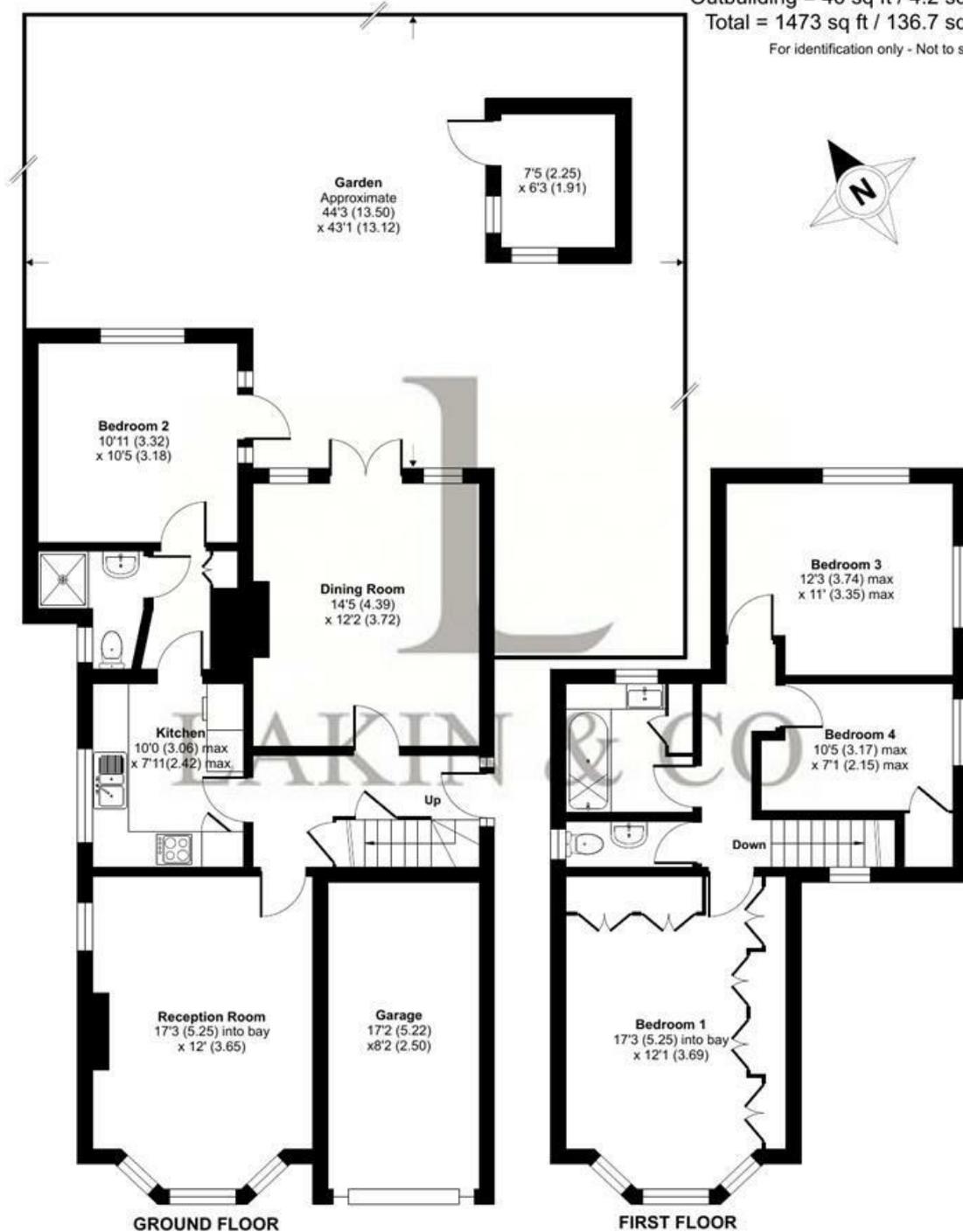
Approximate Area = 1289 sq ft / 119.7 sq m

Garage = 138 sq ft / 12.8 sq m

Outbuilding = 46 sq ft / 4.2 sq m

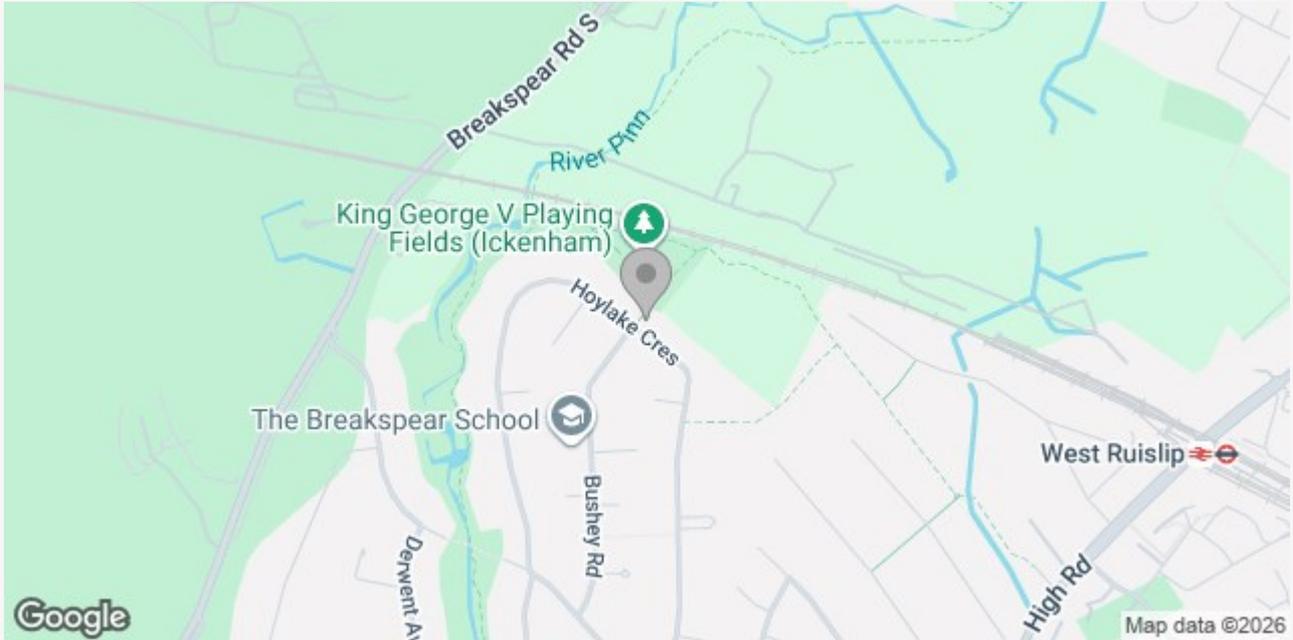
Total = 1473 sq ft / 136.7 sq m

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: 1349378

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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