



- TWO Bedroom House
- Ickenham Village
- Office / Study
- Gas Central Heating
- Garage

- Detached
- 16ft Lounge
- Well Maintained Gardens
- Driveway
- EPC Rating D

A well presented TWO-bedroom detached home located in a quiet residential road in Ickenham Village, being just a short walk of local shops and Breakspear Primary School.

Tastefully decorated throughout, this 1960s property briefly comprises; hallway with understairs storage, 16ft reception/dining room with patio doors leading out to the garden, an office/study or could be used as a third bedroom and a modern fitted kitchen.

The first floor provides; a landing, two airy and well-proportioned bedrooms and a main bathroom with an overhead shower.

Outside, the front benefits from; a mainly laid to lawn garden, driveway providing off-street parking for two cars. To the rear, there is a well established private garden with a patio, a lawn, a summer house and a garden shed.

Further benefits include; an electric car charging point, 17ft garage, double glazing and gas central heating.

Close to Ickenham Village and its local amenities, West Ruislip and Ickenham stations are a short walk away, along with the A40/M40/M25 junctions, offering easy access into Central London.

Viewings are strictly by appointment only.

Price: Guide Price £625,000

Tenure: Freehold

Local authority: Hillingdon

Council tax band: F

Broadband type: Upto: Ultrafast 1800 Mbps d/l - 220 Mbps u/l

Mobile Coverage:

EE- Good outdoor, variable in-home

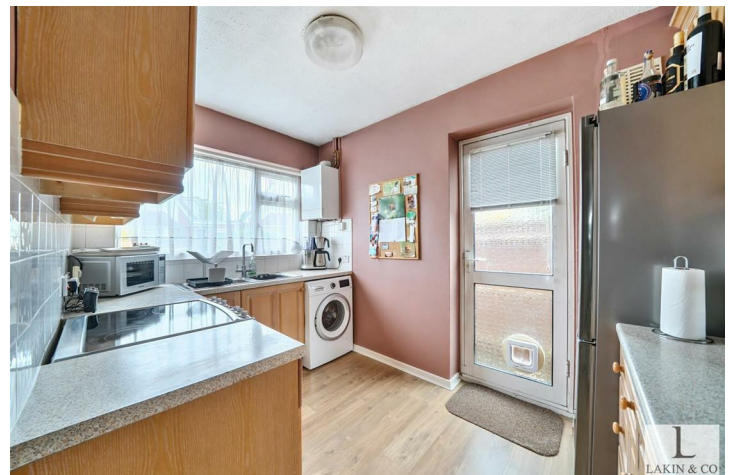
Three- Good outdoor

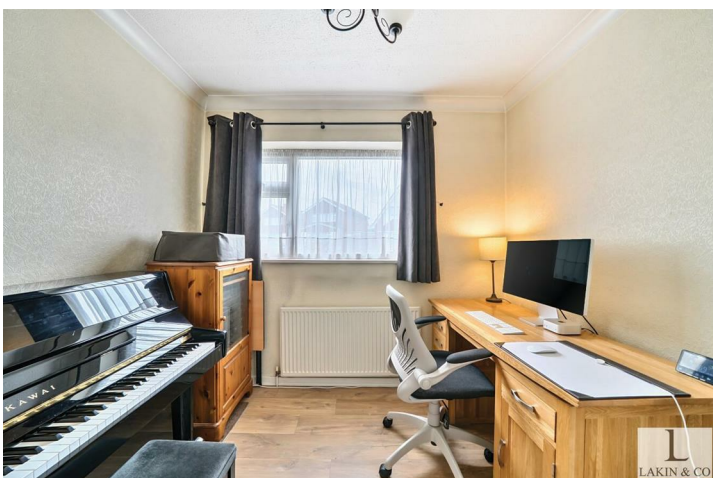
O2- Good outdoor

Vodafone- Good outdoor, variable 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		60	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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	

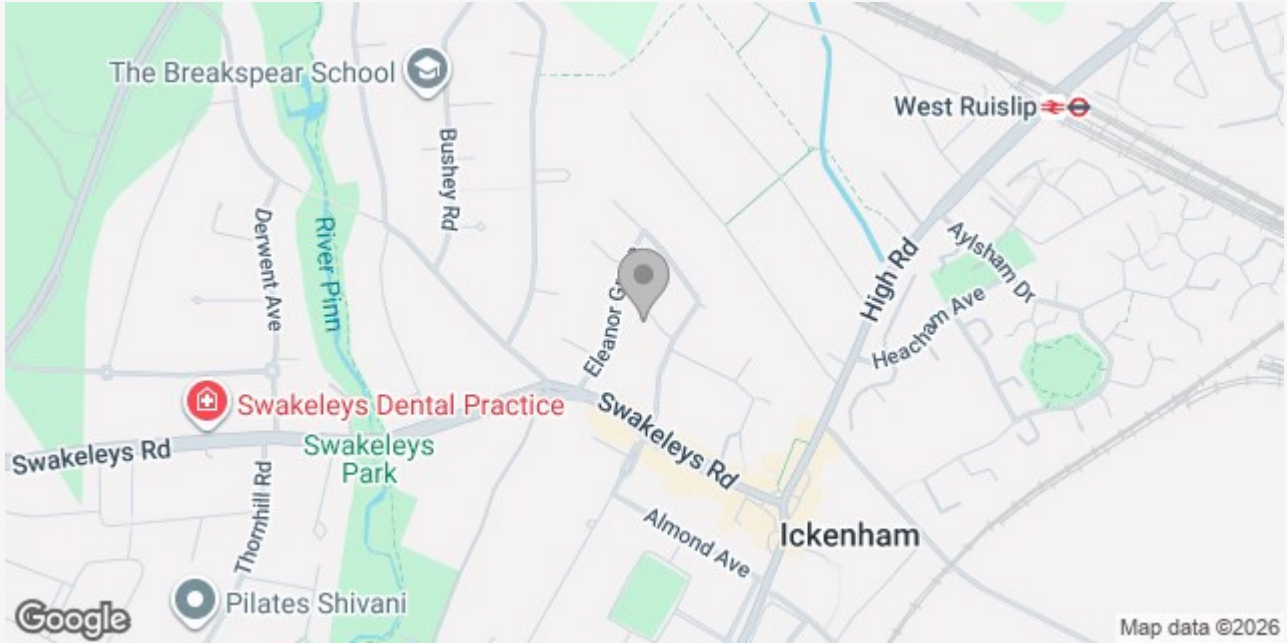
Ashbury Drive, Ickenham, Uxbridge, UB10

Approximate Area = 844 sq ft / 78.4 sq m
 Garage = 142 sq ft / 13.1 sq m
 Outbuilding = 81 sq ft / 7.5 sq m
 Total = 1067 sq ft / 99 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 2025. Produced for Lakin & Co. REF: 1335318

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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