



- 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

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 £775,000

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

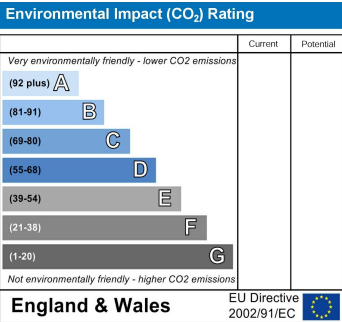
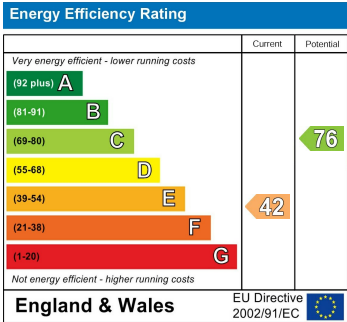
Vodafone- Good outdoor

*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>







Swakeleys Road, Ickenham, Uxbridge, UB10

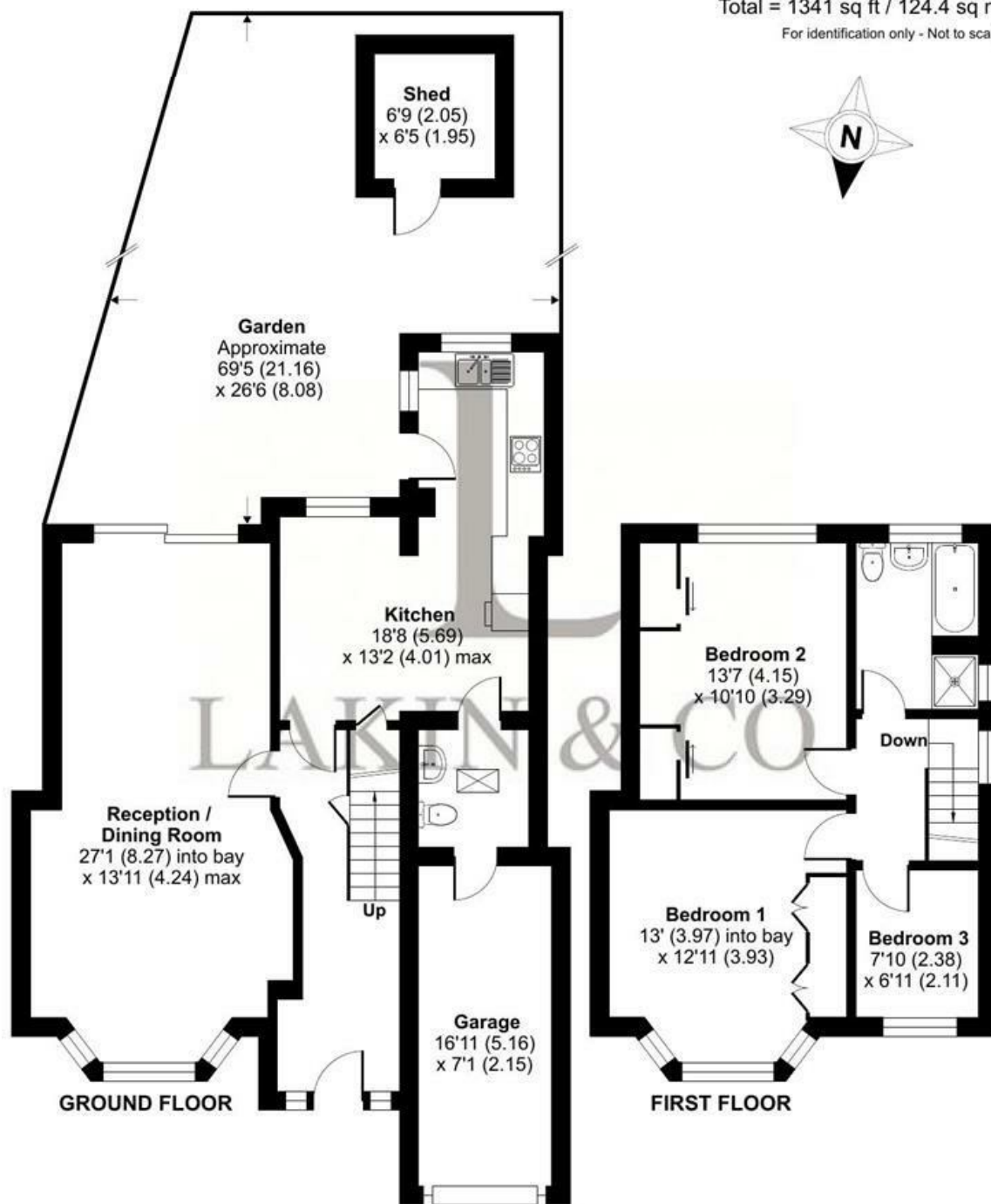
Approximate Area = 1179 sq ft / 109.5 sq m

Garage = 119 sq ft / 11 sq m

Outbuilding = 43 sq ft / 3.9 sq m

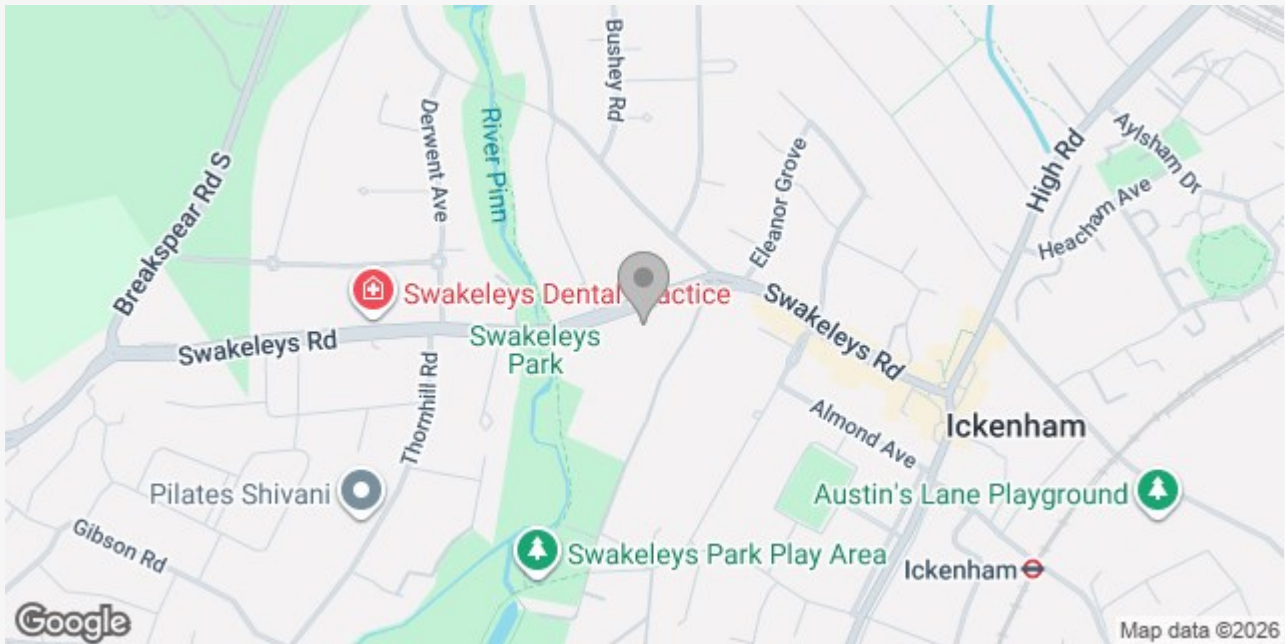
Total = 1341 sq ft / 124.4 sq m

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 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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