



- FIVE Bedrooms
- No Oward Chain
- TWO Bathrooms
- Detached Garage
- Close To Ickenham Villlage
- Extended Family Home
- TWO Reception Rooms
- Off Street Parking
- Excellent Transport Links
- EPC Rating C

A very well presented FIVE bedroom semi-detached family home located on a popular road in Ickenham and just a short walk of West Ruislip Station and Ickenham Village. Being sold with no onward chain.

Set over three floors, this extended property has had the added advantage of a full loft conversion and has been tastefully decorated throughout. Briefly comprising; hallway with tiled flooring, downstairs W/C, reception room, 23 ft dining room and a modern fitted kitchen with a breakfast bar.

The first floor provides; a landing, three well proportioned double bedrooms and a family bathroom. The second floor consists of; a landing, a double bedroom with a walk in wardrobe, a further bedroom and a shower room.

Outside, the front benefits from off-street parking for several cars. To the rear, there is a landscaped 80 ft (approx) private south-west facing garden with a large patio area, lawn and BBQ area.

Further benefits include; double glazing, gas central heating and a detached garage via shared access.

Close to Ickenham village and it's local amenities, West Ruislip (Central Line) and Ickenham stations (Met & Pic) are a short walk away, offering easy access into Central London. Popular local primary and secondary schools also nearby.

Viewings are strictly by appointment only.

Price: Guide Price £900,000

Tenure: Freehold

Local authority: Hillingdon

Council tax band: E

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

Mobile Coverage:

EE- Good in-home and outdoor

Three- Good in-home and outdoor

O2- Good (outdoor only)

Vodafone- Good in-home and 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		
	72	81
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

The Greenway, Ickenham, Uxbridge, UB10

Approximate Area = 1818 sq ft / 168.8 sq m

Limited Use Area(s) = 29 sq ft / 2.6 sq m

Garage = 105 sq ft / 9.7 sq m

Outbuilding = 148 sq ft / 13.7 sq m

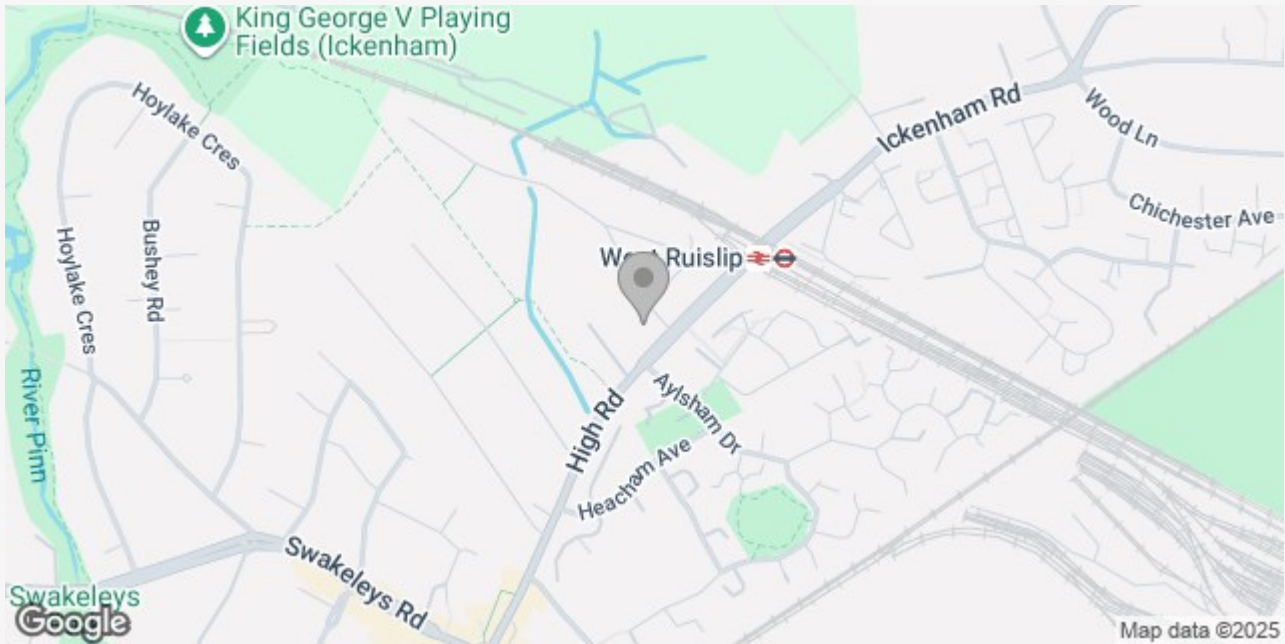
Total = 2100 sq ft / 194.8 sq m

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: 1304539

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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