

# Hoylake Crescent

Ickenham • Middlesex • UB10 8JG  
Guide Price: £1,000,000



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This beautifully presented four-bedroom detached home offers a stylish and contemporary interior throughout. The property features a spacious open-plan kitchen/dining area and generously sized bedrooms, providing an ideal setting for modern family living. Located on the sought-after Hoylake Crescent in Ickenham, the home enjoys a prime position close to highly regarded schools, just a short walk from both Ickenham and West Ruislip stations. For motorists, the A40/M40/M25 is easily accessible, offering excellent transport links.

Semi detached house

Four bedrooms

Two bathrooms

Spacious interior throughout

Open plan kitchen/diner

Off street parking

Near Ickenham high street

Outbuilding

Close to sought after schools

Easy access to A40/M40/M25

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.



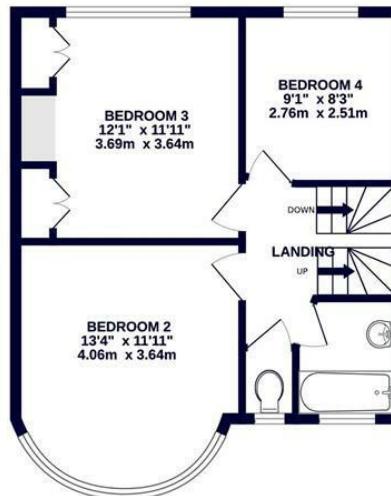
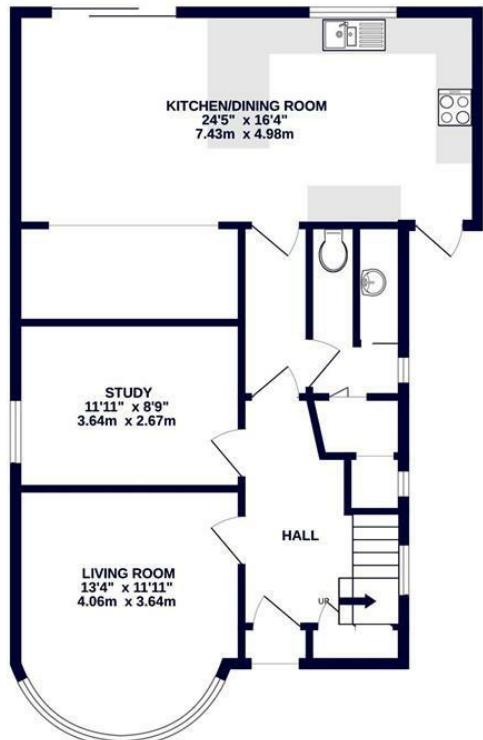
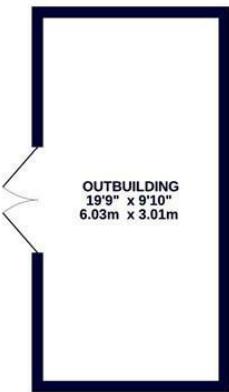


**OUTBUILDING**  
195 sq.ft. (18.1 sq.m.) approx.

**GROUND FLOOR**  
781 sq.ft. (72.6 sq.m.) approx.

1ST FLOOR  
466 sq.ft. (43.3 sq.m.) approx.

2ND FLOOR  
434 sq.ft. (40.4 sq.m.) approx.



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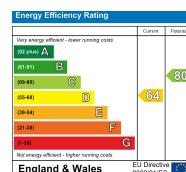
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TOTAL FLOOR AREA: 1877 sq. ft. (174.4 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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