



- Two Bedroom
- No Upper Chain
- Potential To Extend STPP
- Garden room/workshop At Rear Of Property
- Double Glazing & Gas Central Heating

- Semi Detached
- Off Street Parking
- Walking Distance To Ickenham Village
- Walking Distance To Transport Links
- EPC Rating D

A two bedroom semi detached home situated on a quiet tree lined road in Ickenham Village. Finished to a good standard throughout this property has huge potential for further extension and would make an ideal family home due to its prime location.

The property briefly comprises; entrance hallway with doors leading to reception room with bay window and fire place, modern fitted kitchen with space for dining table and doors leading out to the garden. To the first floor there are two double bedrooms and a white suite family bathroom. To the rear of the property the garden is mostly laid to artificial lawn with patio area. There is access to a large Garden Room/ workshop and a separate shed to the side of the house. The property has huge potential for extension subject to the necessary planning permissions and is offered to the market with NO upper chain.

The property is situated on Glebe Avenue which is a short walk away from Ickenham Village which offers a variety of coffee shops, restaurants and convenience stores. It also houses the Metropolitan and Piccadilly lines which get you in to London within the hour. For families, there are a number of highly regarded schools including Glebe Primary, Breakspear Infant and Juniors and Vyners Secondary School. For the motorist the A40 is a short drive away providing access to Central London and the Home Counties.

Price: Guide Price £549,950

Tenure: Freehold

Local Authority: Hillingdon

Council Tax Band: D

Internet Speed: Download - (up to) 5000 Mbps Upload - (up to) 5000 Mbps - Ultra Fast

Mobile Coverage:

EE - Good outdoor & in home

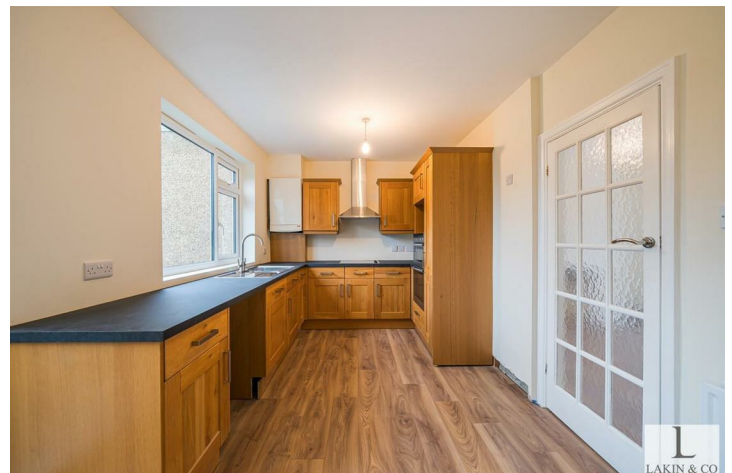
O2 - Good outdoor & variable in home

Three - Good outdoor & variable in home

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 Ofco







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			
		61	81
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	

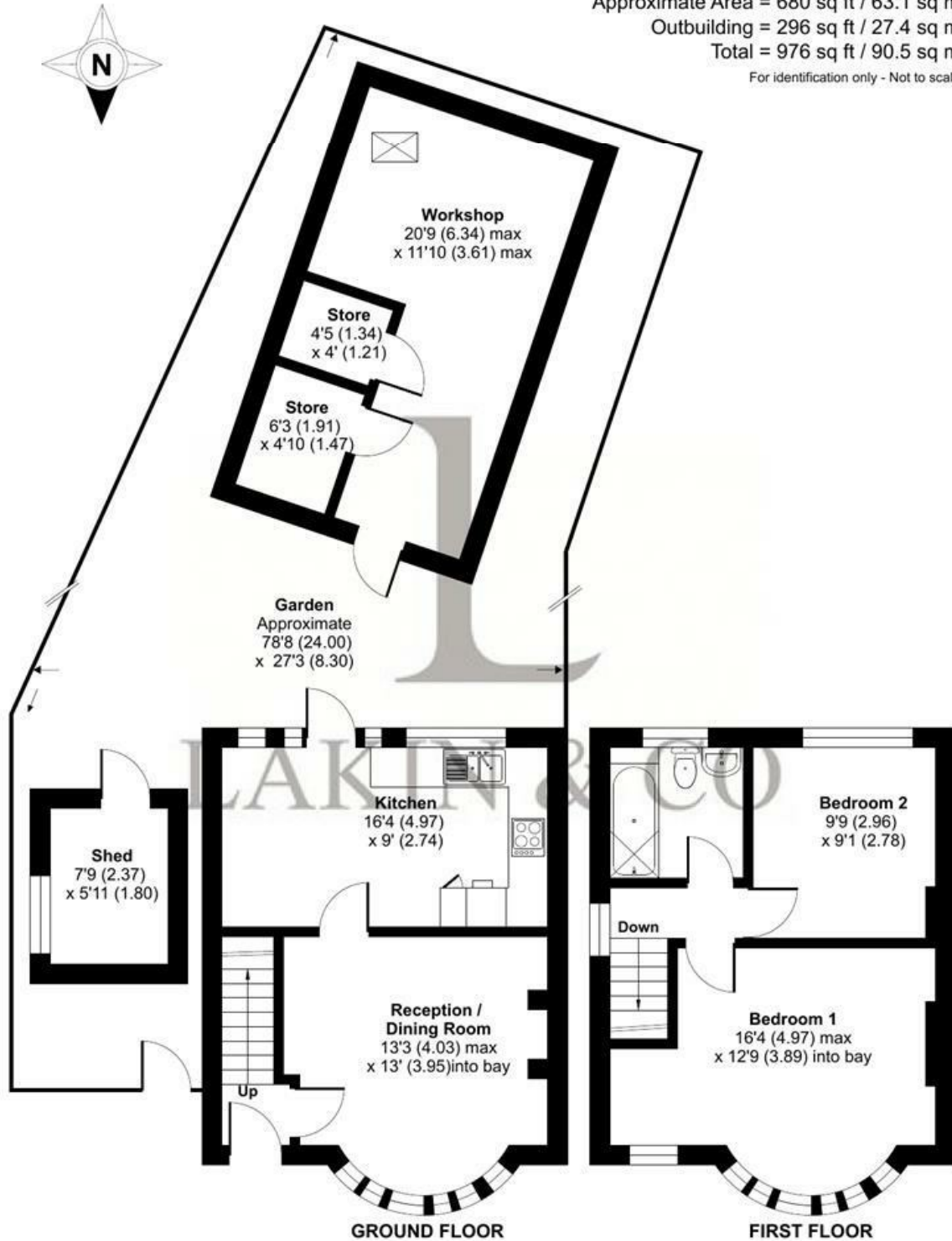
Glebe Avenue, Ickenham, Uxbridge, UB10

Approximate Area = 680 sq ft / 63.1 sq m

Outbuilding = 296 sq ft / 27.4 sq m

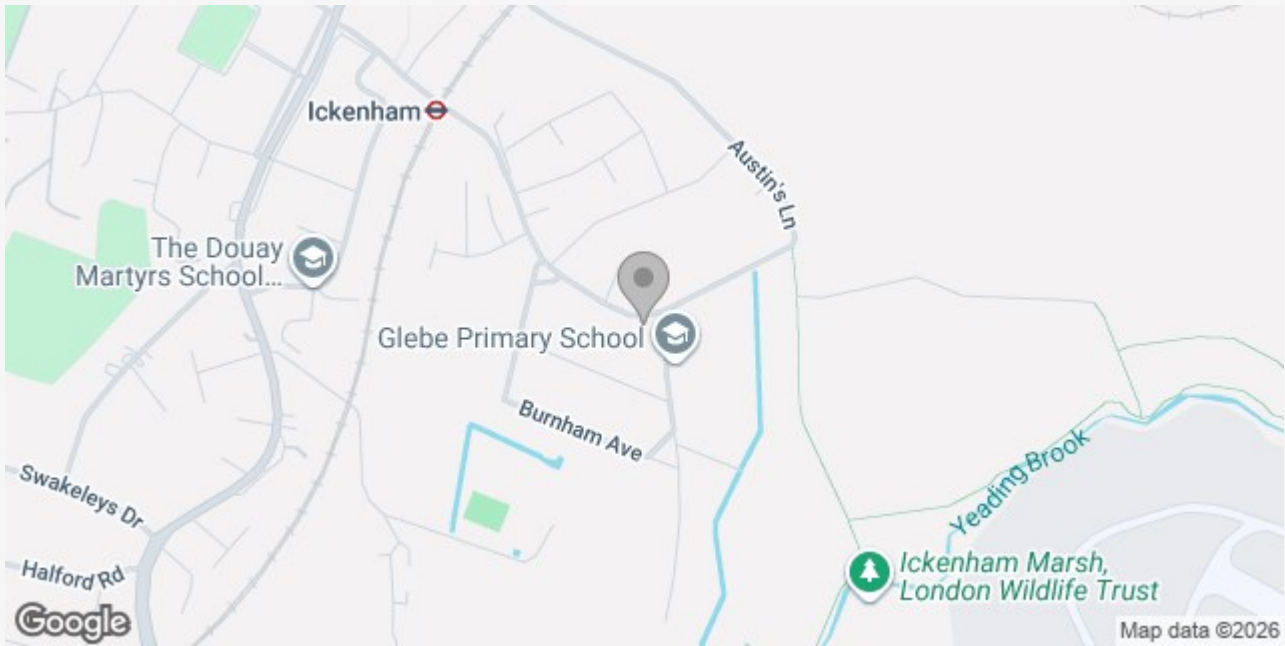
Total = 976 sq ft / 90.5 sq m

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 2026. Produced for Lakin & Co. REF:1411076.

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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