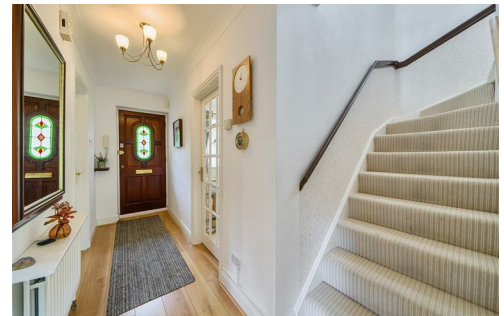




- Four Bedrooms
- Double Garage
- No Upper Chain
- Potential For Extension (stpp)
- Double Glazing & Gas Central Heating
- Detached
- Private Gated Development
- Off Street Parking
- Walking Distance Of Ickenham Village
- EPC Rating

A well presented four bedroom detached family home nestled within a secure gated estate in Ickenham offered to the market with no upper chain.

The property briefly comprises; welcoming entrance hallway with doors leading to a large reception room with fire place, second reception room which is being used as the dining area, modern kitchen with wall & base units and space for dining table, study & downstairs W.C. To the first floor there are four well proportioned bedrooms the master boasting it's own en suite and a recently renovated family bathroom. Outside is rear garden which wraps around the property and is mostly laid to lawn with patio area. There is access to a double garage which could be converted (stpp), to the front there is off street parking provided.

Irwin Close is a secure gated estate having been built in 1997 and is a stones through away from Ickenham village and its local amenities. West Ruislip and Ickenham stations are within walking distance, offering easy access into Central London. The A40, M40, M25 junctions are also close by.

Price: £1,150,000

Tenure: Freehold

Local authority: Hillingdon

Council tax band: G

Broadband type: Up to: Ultrafast 330 Mbps d/l 50 Mbps u/l

Mobile Coverage (Indoor):

Provider VoiceData

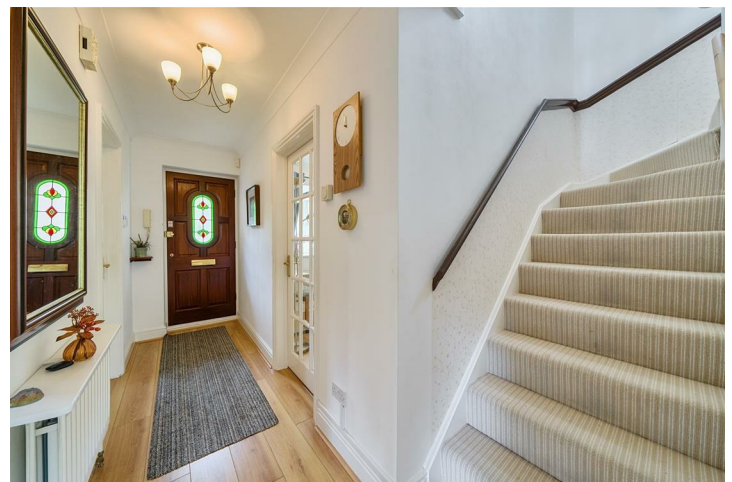
EE- Good outdoor

Three- Good outdoor & variable in home

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>







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(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	

Irwin Close, Ickenham, Uxbridge, UB10

Approximate Area = 1401 sq ft / 130.1 sq m

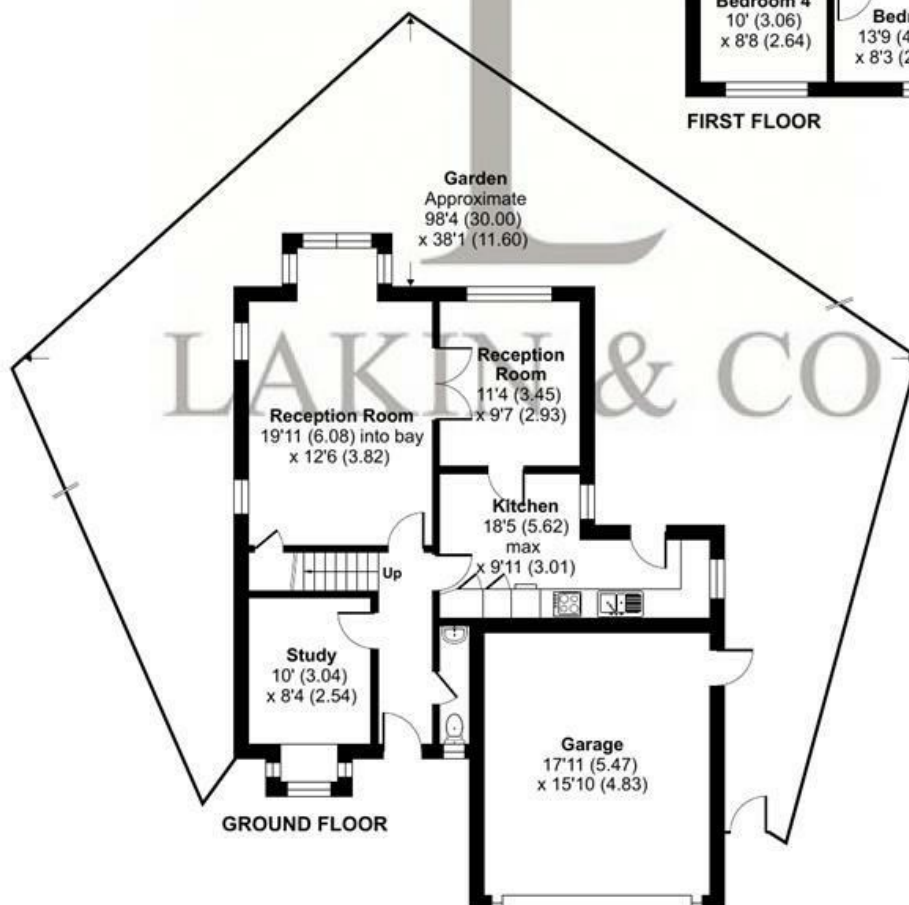
Garage = 276 sq ft / 25.6 sq m

Total = 1677 sq ft / 155.7 sq m

For identification only - Not to scale



FIRST FLOOR

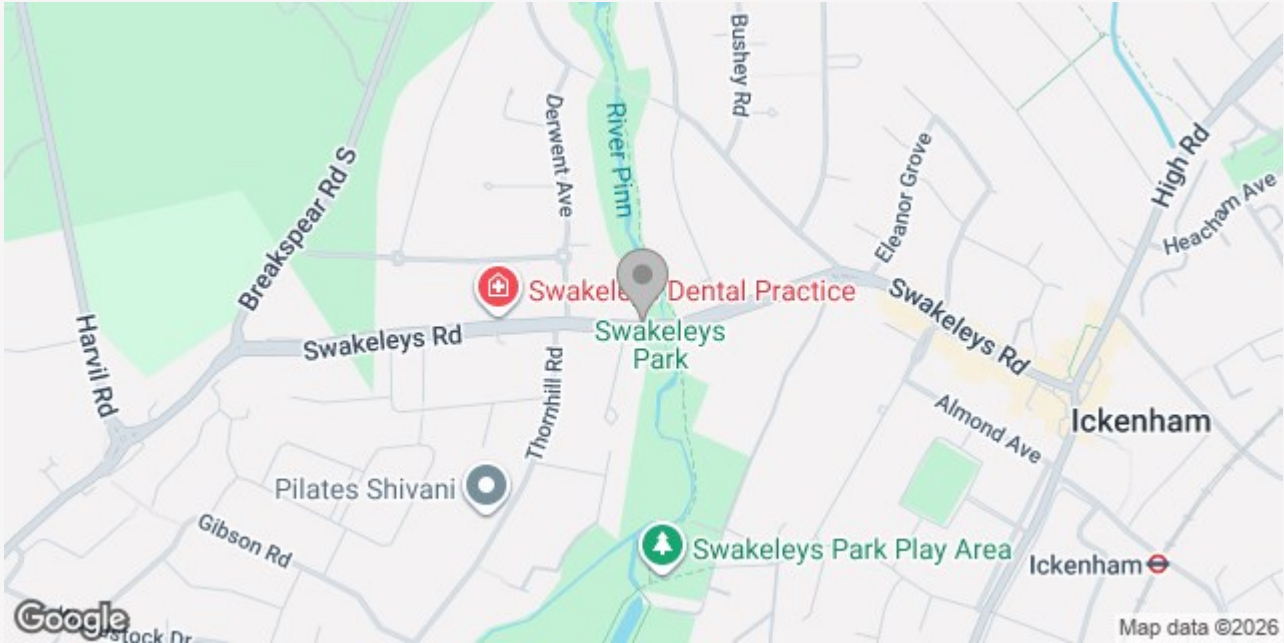


GROUND FLOOR



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: 1446417

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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