



- Four Bedrooms
- Three Bathrooms
- Well Presented Throughout
- Sought After Location
- Double Glazing & Gas Central Heating

- Close To Vyners Secondary School
- Off Street Parking
- Large Rear Garden
- Potential For Further Extension
- EPC Rating D

A FOUR bedroom THREE bathroom detached residence, located on one of Ickenham's most prestigious roads. Well presented throughout, with potential for further extension (stpp) this 1920s property would be ideal for a growing family.

The property welcomes you with a large entrance hall, through and into the hallway with doors leading to 22ft reception room with a fire place, dining room with bifold doors over looking the garden, kitchen with breakfast bar, utility room and a downstairs shower room. The first floor provides a spacious landing, main bedroom with an ensuite shower and built in wardrobes, second and third double bedrooms all with built in wardrobes, fourth bedroom and white suite family bathroom with separate bath and shower. To the rear there is a beautiful garden which is mostly laid to lawn with patio and an attractive summerhouse and greenhouse. Off street parking and a garage from the utility room and an up and over garage door.

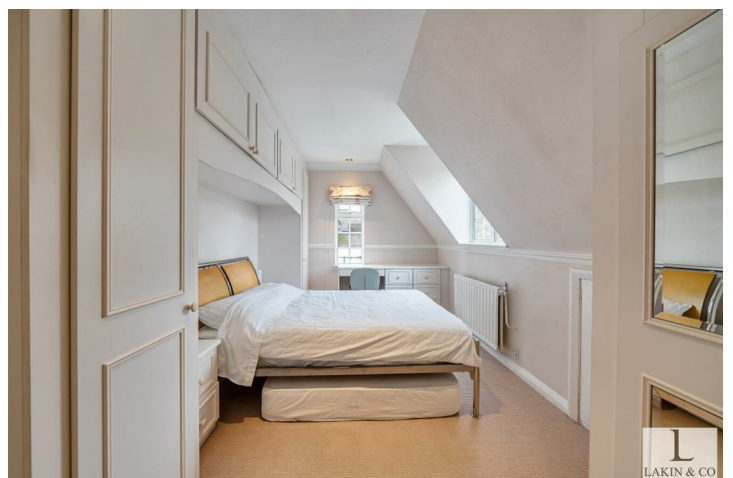
Location: situated on Warren Road a tree lined residential road in Ickenham and a short stroll to the village which offers a wide variety of restaurants, coffee shops and convenience stores. It also houses the Metropolitan and Piccadilly Lines and the Central Line at West Ruislip Station which provides access into London within the hour. For the motorist, the A40/M40/M25 is also a short drive away. For families, you are well placed within close proximity of Vyners Secondary school and a variety of local primary schools.

Tenure: Freehold  
Guide Price: £1,200,000  
Local Authority: Hillingdon Council  
Council Tax Band: F

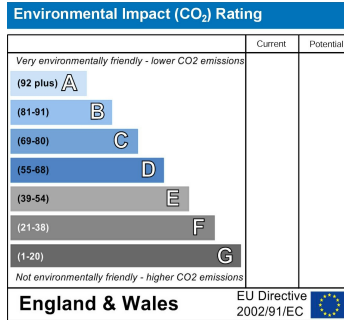
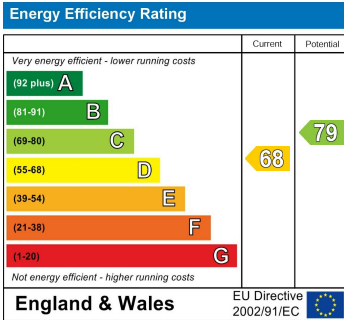
Internet Speed: Download - (up to) 5,000 Mbps - Upload - (up to) 5,000 Mbps  
Mobile Coverage:  
EE - Good outdoor  
O2 - Good outdoor  
Three - Good outdoor  
Vodafone - Good outdoor and in-home  
<https://www.ofcom.org.uk/>

\*Please note all dimensions and descriptions are to be used as a guide only\*









**Warren Road, Ickenham, Uxbridge, UB10**

Approximate Area = 1626 sq ft / 151 sq m

Limited Use Area(s) = 36 sq ft / 3.3 sq m

Garage = 164 sq ft / 15.2 sq m

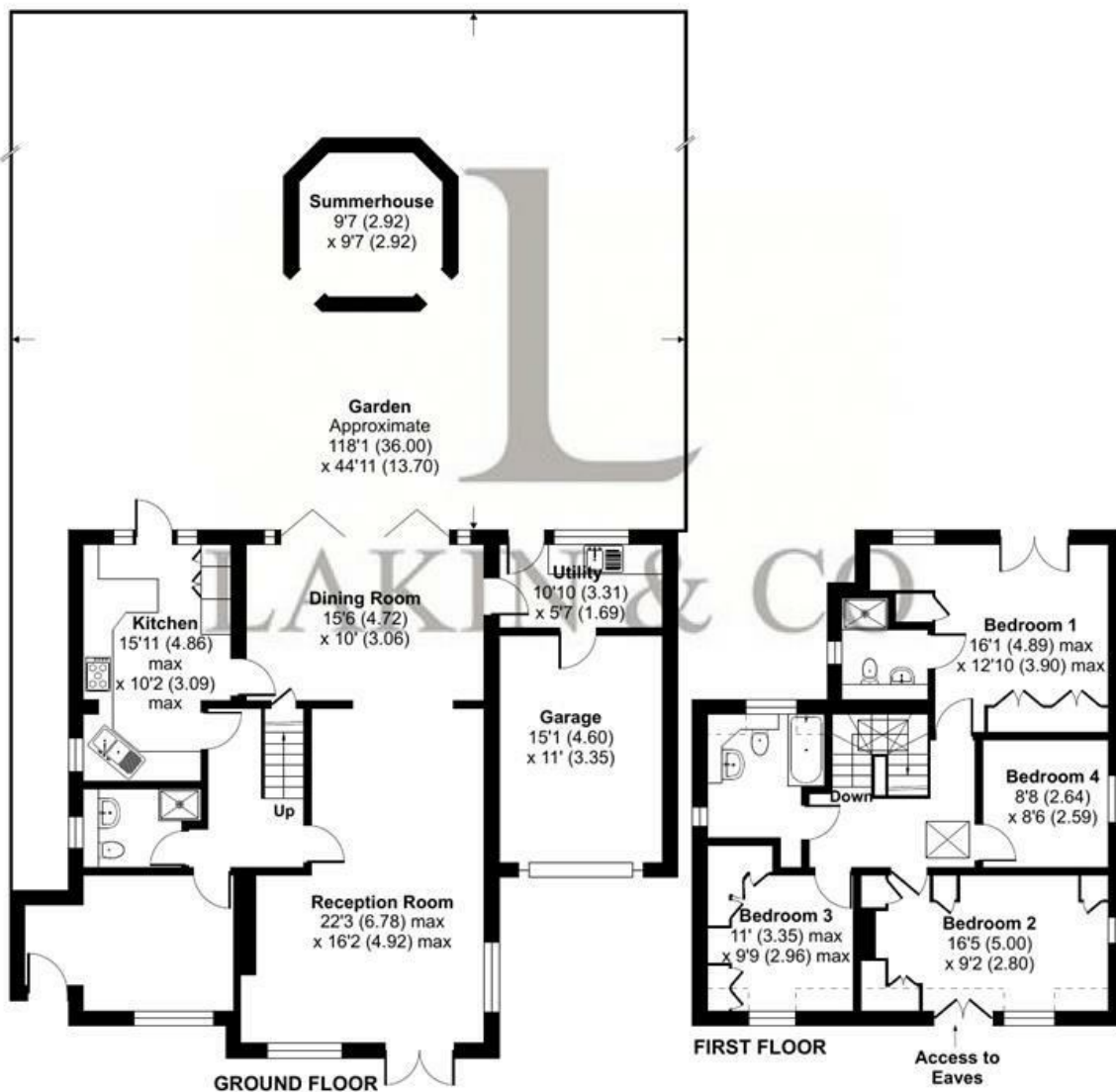
Summerhouse = 84 sq ft / 7.8 sq m

Total = 1910 sq ft / 177.3 sq m

For identification only - Not to scale

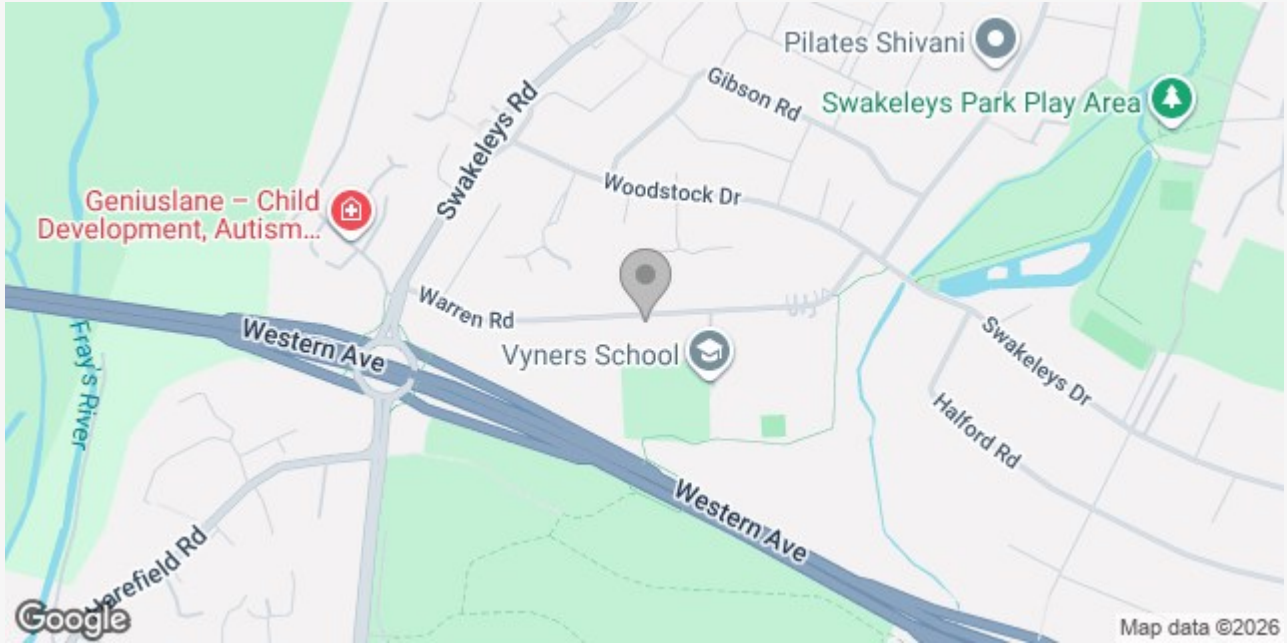


Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Lakin & Co. REF:1411175

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