LAKIN & CO

2 Bedroom House - Semi-Detached | 1 Bathroom | 1 Reception

Glebe Avenue, Ickenham UB10 8PG

Guide Price £535,000

- 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

59, Swakeleys Road Ickenham, UB10 8DG | 01895 544 555
sales@lakinandco.com | lettings@lakinandco.com | www.lakinandco.com

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Guide Price £535,000

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 £535,000
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

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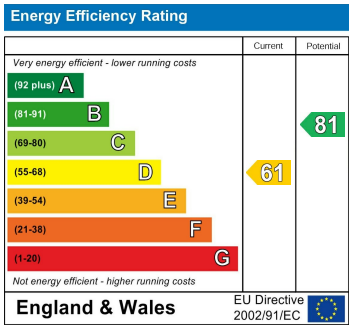

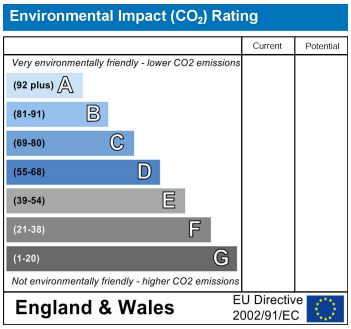

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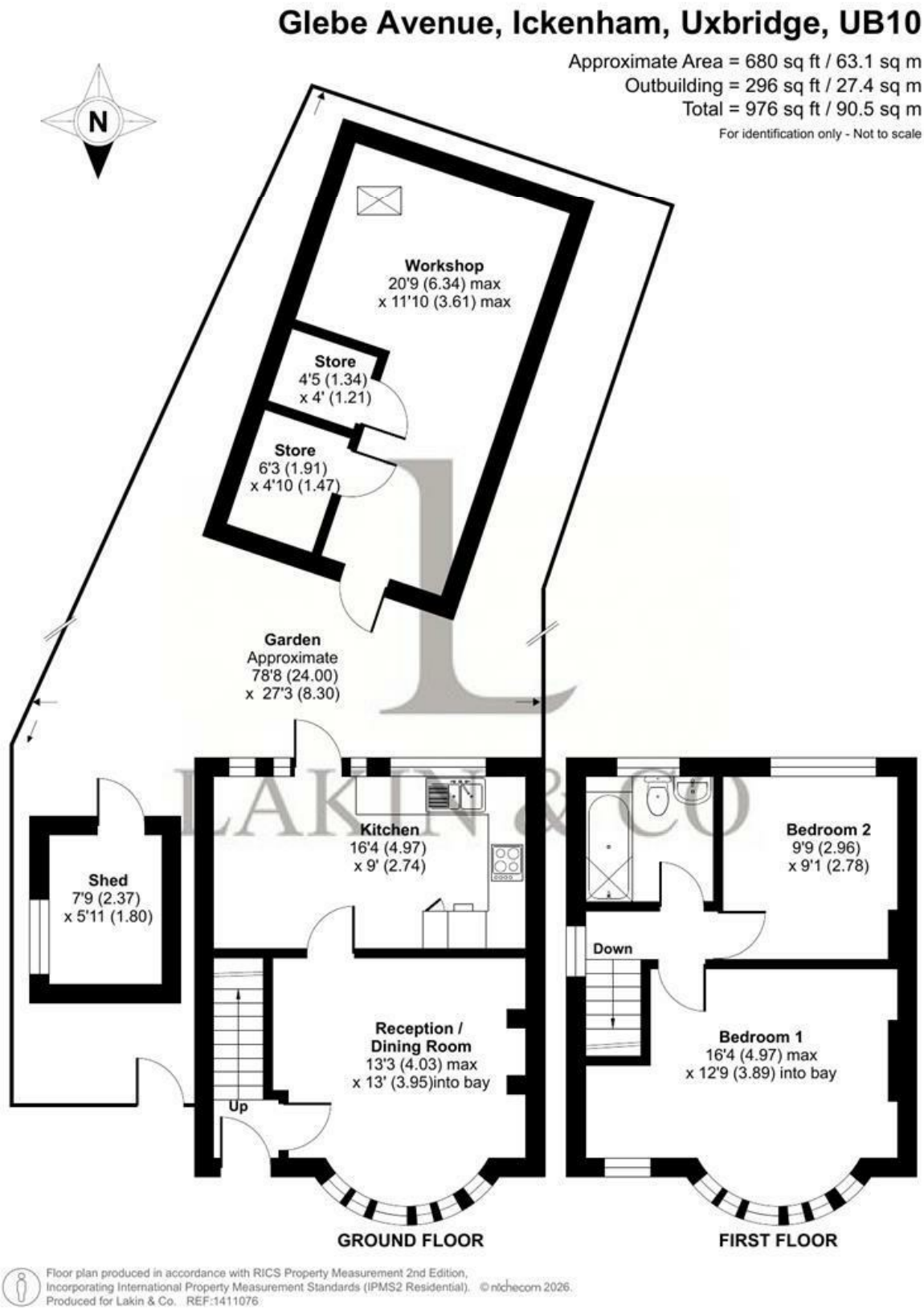

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas,measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed 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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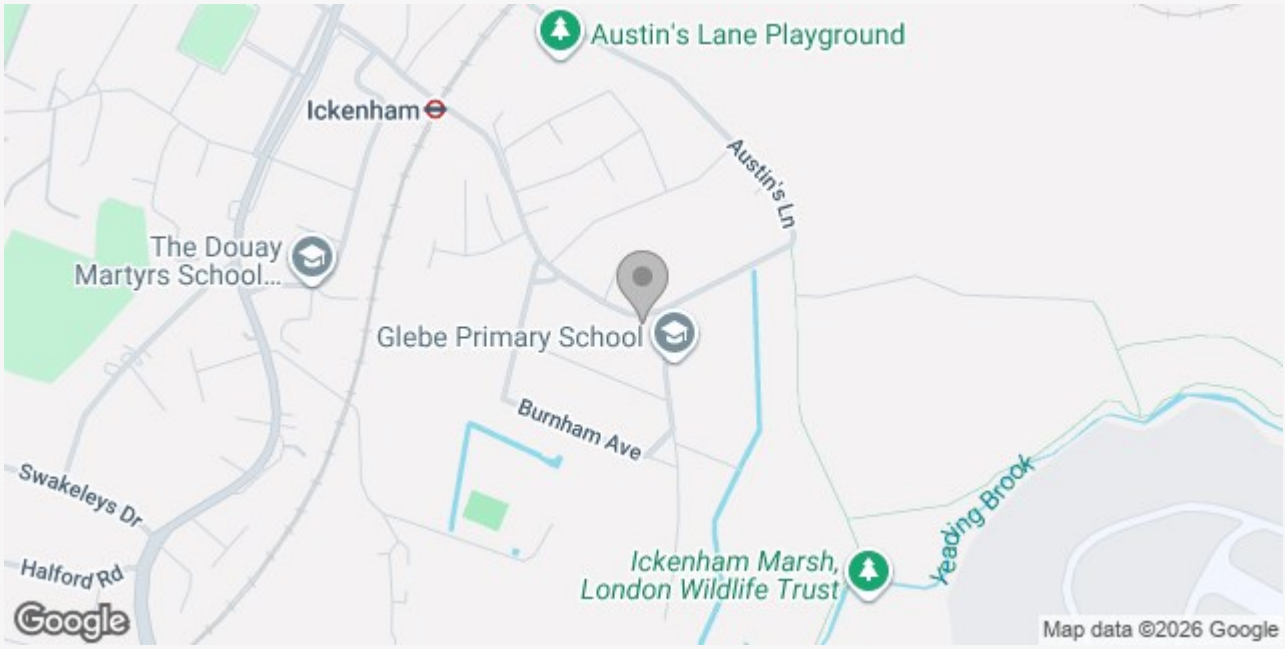

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LAKIN & CO – YOUR LOCAL ESTATE AGENT

We are an independent Estate Agent, providing residential sales, lettings, property management, block management and financial services primarily throughout Uxbridge, Hillingdon, Ickenham and Ruislip areas.

Dealing with thousands of landlords, tenants, vendors and buyers throughout our core areas, we are renowned for providing a dedicated and attentive service to all of our clients. Our excellent reviews, ratings and membership to the Association of Residential Lettings (ARLA) and The Property Ombudsman (TPO) is testimony to our excellent service.

We take great pride in being known for our honesty and consistent hard work, so whether you are selling or letting your property or looking to find your ideal home please contact us now and let us assist you further.

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