



- Four/Five Bedroom Semi Detached House
- Set Over Three Floors
- Total Approx Floor Area Of 1895 Sq ft
- Off Street Parking
- Available From September 2026
- Popular Ickenham Road
- Large Through Lounge
- Well Maintained Private Rear Garden
- Log Cabin
- EPC Rating XXXXXXXXXXXX

Lakin & Co are proud to present this spacious FOUR/FIVE bedroom extended semi-detached house set over three floors. The property is located on one of Ickenham's most prestigious roads, being only a short walk of the village and renowned local primary and secondary schools including Vyners Secondary and Breakspear Primary.

The property briefly comprises: porch entrance, hallway, large through lounge with feature fire place, dining room to rear with patio doors leading to patio and garden, study or could be used as a fifth bedroom, kitchen/diner with integrated white goods, downstairs shower room with W/C and internal access to garage. The first floor provides; landing, two double bedrooms, single bedroom, a family bathroom with bath and overhead shower and stairs leading to spacious attic bedroom on the second floor.

Additional benefits; double glazing, gas central heating, internal garage, well maintained rear garden, wooden cabin/office with electricity and other sheds, off street parking for two cars, close proximity of Ickenham Tube Station (Metropolitan & Piccadilly Lines) and West Ruislip Station (Central Line) and only a short distance of A40/M40/M25 motorway junctions providing swift easy access into London and surrounding counties.

Available September 2026 unfurnished with white goods.

Rent: £2,875 PCM

Deposit: £3,317.31 (5 weeks' rent)

Holding deposit: 1 week's rent £663.46 (which will be used towards the remaining move-in money due)

Local authority: Hillingdon

Council tax band: F

Internet Speed: Download - (up to) 5,000 Mbps Upload - (up to) 5,000 Mbps

Mobile Coverage:

EE - Good outdoor

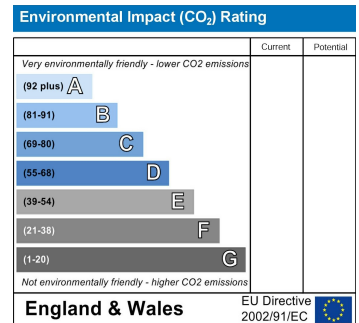
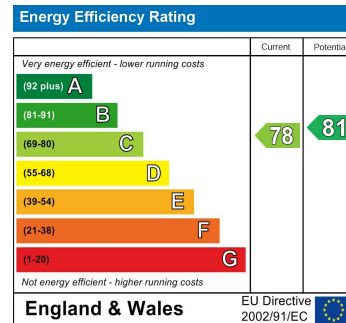
O2 - Good outdoor and in-home

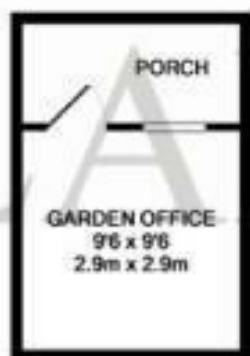
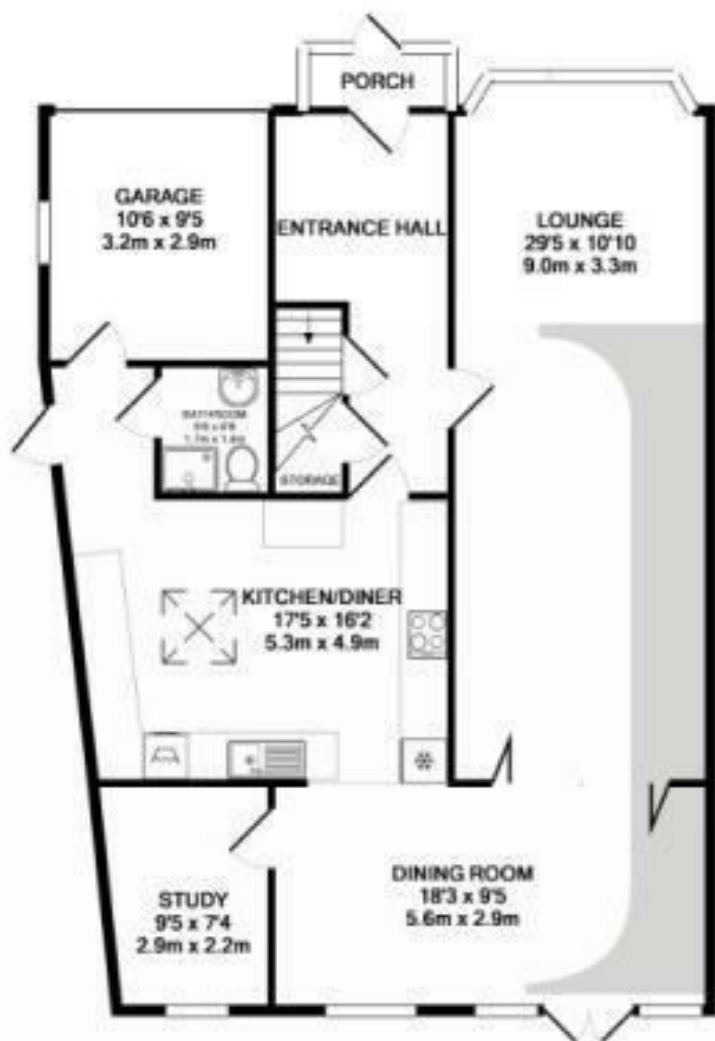
Three - Good outdoor and in-home

Vodafone - Good outdoor and in-home

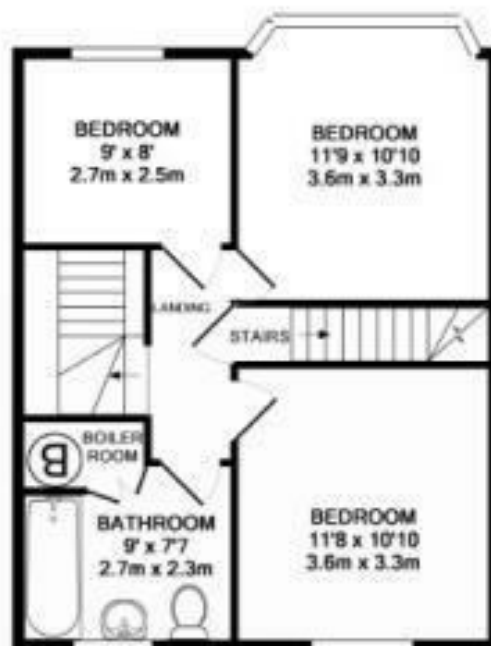
*Please note all dimensions and descriptions are a guide

only by any prospective tenant 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





GROUND FLOOR
APPROX. FLOOR
AREA 1158 SQ.FT.
(107.6 SQ.M.)



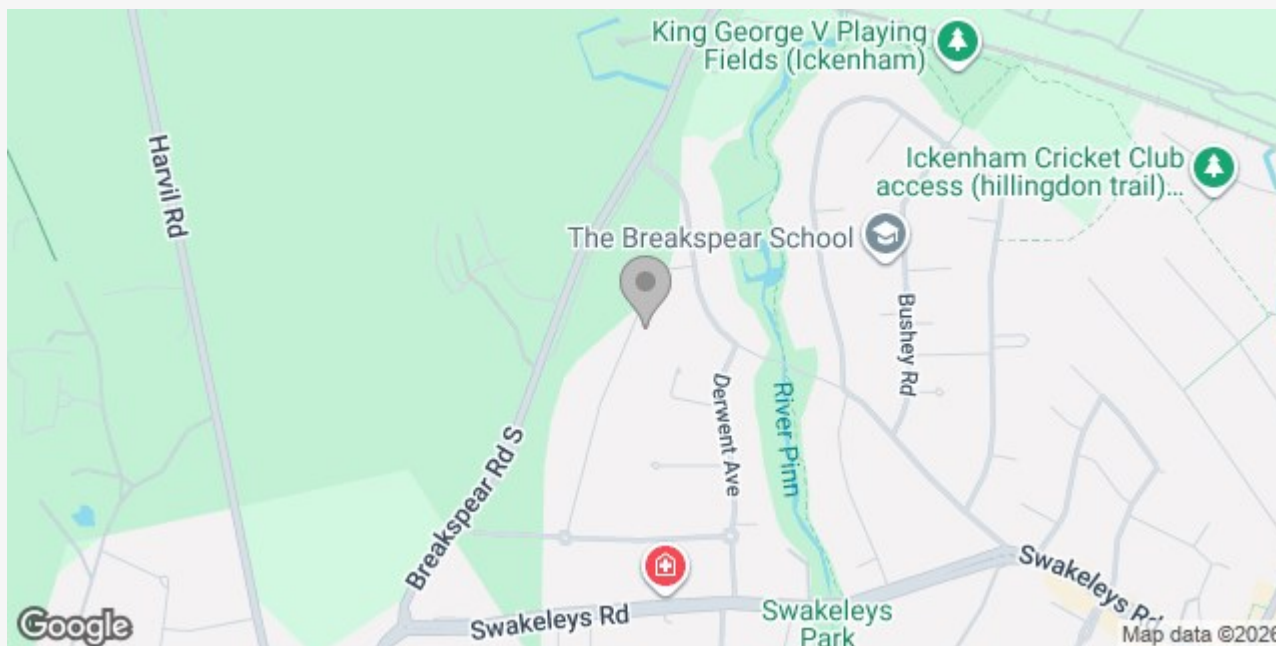
1ST FLOOR
APPROX. FLOOR
AREA 495 SQ.FT.
(46.4 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 238 SQ.FT.
(22.1 SQ.M.)
TOTAL APPROX. FLOOR AREA 1895 SQ.FT. (176.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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