



- TWO Bedroom House
- Over 55's Retirement Village
- Ickenham Village Location
- On Site Management
- Electric Heating & Double Glazing
- No Upper Chain
- Private Rear Garden
- Close to Transport Links
- Garage
- EPC Rating D

A charming TWO bedroom, TWO bathroom end of terraced home, situated in Church Place a luxury retirement development in the heart of Ickenham offering secure retirement accommodation to the over 55s.

There is an on site manager, communal laundry, a guest suite and a stunning restored barn used for social events. All external maintenance including gardening and window cleaning is included in the service charge and there are no water bills.

The spacious accommodation briefly comprises: entrance hall, downstairs w/c and wet room, a large 19ft reception room leading to a remodeled and spacious 20ft kitchen/dining area leading into sunroom. The first floor provides, two double bedrooms with fitted wardrobes and a bathroom with a separate shower.

There is a low maintenance and private paved garden overlooking well maintained and mature communal gardens.

Further benefits include; an 18ft garage with an electric door, recently replaced electric storage heaters and visitor parking. Still retaining a village atmosphere, Ickenham has an excellent range of amenities, shops, restaurants, coffee shops and a good range of sports clubs, golf, cricket, tennis and rugby. There is an active Community Association with many clubs and activities.

Metropolitan and Piccadilly line station at Ickenham and Central and Chiltern lines from West Ruislip are close by and M/A40 and M25 very easily accessible.

Tenure: Leasehold

Years remaining on Lease: 118 years approx.

Service Charge: £1,950 paid every 3 months

Ground Rent: £NIL

Internet Speed Copper: Download -(up to) 21 Mbps Upload -(up to) 1 Mbps

Mobile Coverage:

EE -Good outdoor & variable in home

Three -Good outdoor

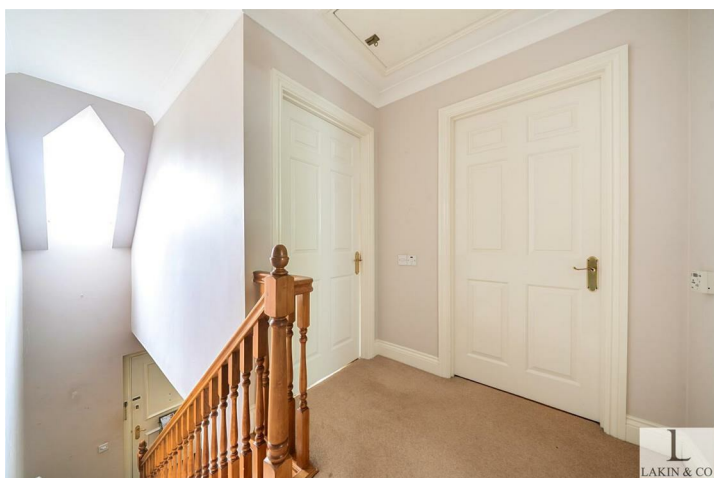
O2 -Good outdoor

Vodafone -Good outdoor & in home

*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.









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		
	55	73
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	

Church Place, Ickenham, Uxbridge, UB10



Approximate Area = 1222 sq ft / 113.5 sq m

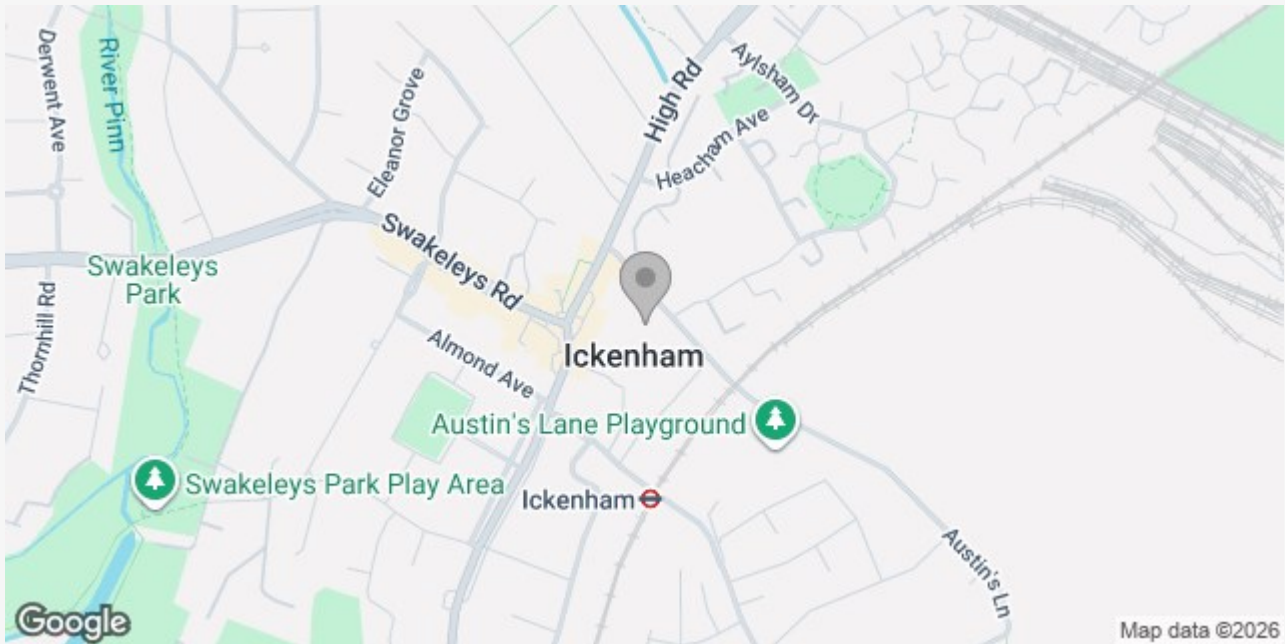
Garage = 165 sq ft / 15.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Lakin & Co. REF:1466752

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