



- THREE Bedrooms
- No Upper Chain
- Large Rear Garden
- Sought After Location
- Within Waking Distance Of Ickenham Village
- Semi Detached
- Off Street Parking
- Garage
- Potential For Extension (stpp)
- EPC Rating E

A three bedroom semi detached family home situated on one of Ickenham's most sought after roads with the favoured Vyners School close by. This property does need some updating inside but has been cared for over the years by it's current owners and has the potential for further extension subject to the usual planning consents.

The property briefly comprises; welcoming entrance hallway via porch, with doors leading to front reception room with fire place, kitchen with wall & base units, dining room / second reception room which leads onto the conservatory via french doors. To the first floor there are three well proportioned bedrooms, modern fitted shower room and separate W.C. To the rear of the property is a large garden reaching over 100ft which is mostly laid to lawn with patio area and access to two sheds. To the front there is ample off street parking and access to garage via over hear door.

Swakeleys Drive is a wide tree lined road close to all amenities, well regarded schools, Swakeleys park and tennis courts. Excellent train links are also close by - Ickenham station (Metropolitan/Piccadilly lines); West Ruislip (Central line and mainline trains). For the motorist the A40/M40/M25 junctions are just a short drive away providing access into Central London and the Home Counties.

Tenure: Freehold
Local Authority: London Borough of Hillingdon
Council Tax Band: F

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

Mobile Coverage:

- EE - Good outdoor and in-home
- O2 - Good outdoor, variable in-home
- Three - Good outdoor, variable in-home
- Vodafone - Good outdoor and in-home

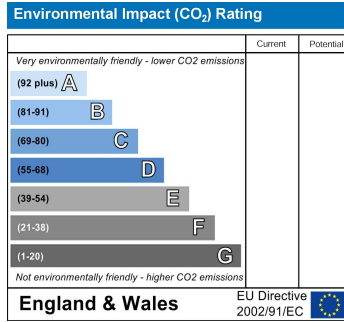
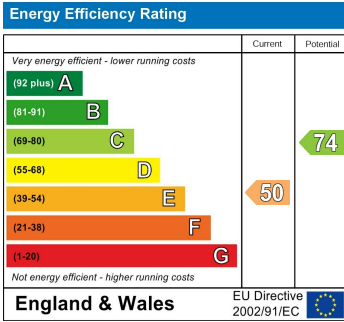
All dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on

estimates provided by Ofcom at <https://checker.ofcom.org.uk/>









Swakeleys Drive, Ickenham, Uxbridge, UB10



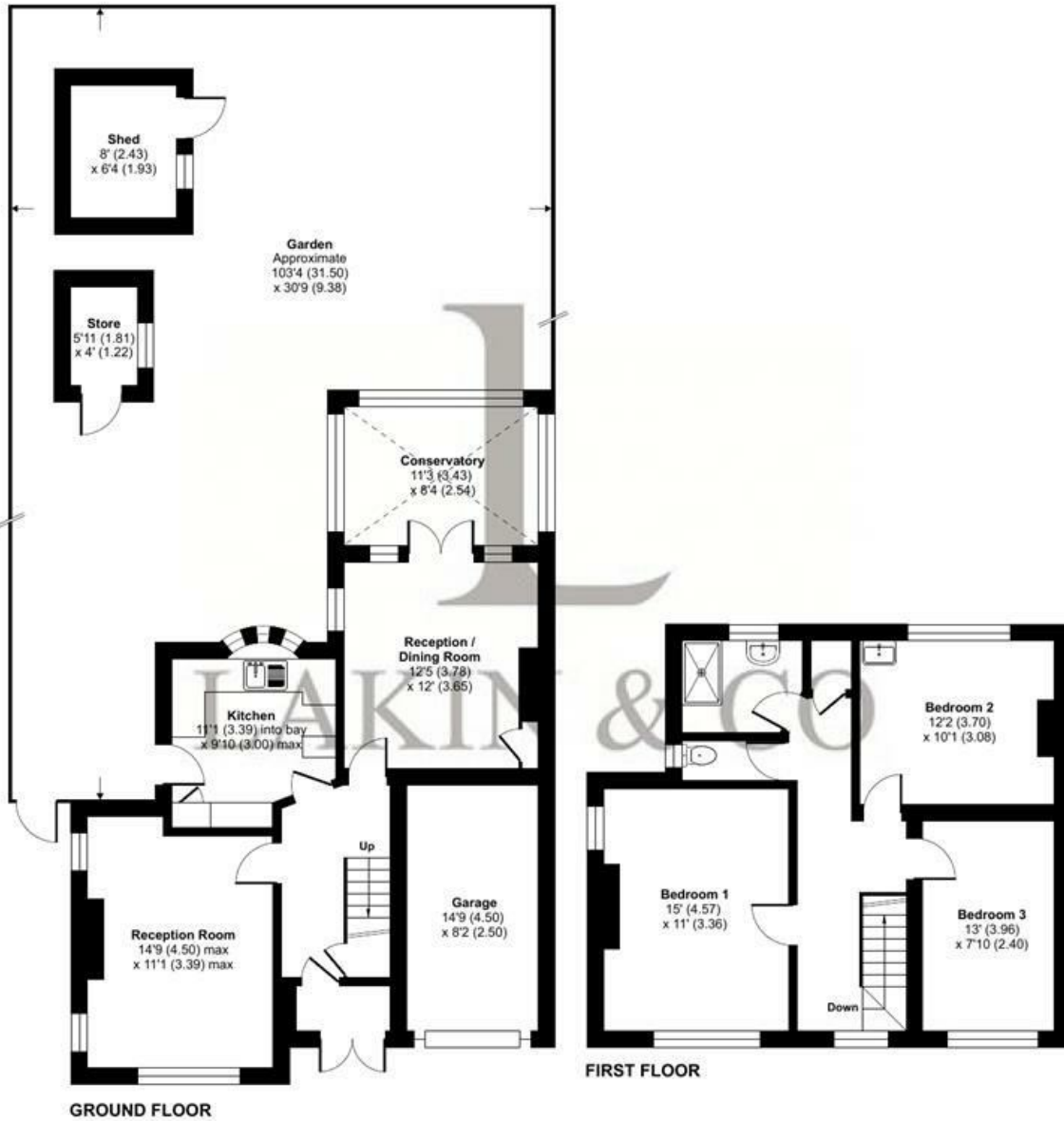
Approximate Area = 1216 sq ft / 112.9 sq m

Garage = 116 sq ft / 10.7 sq m

Outbuildings = 74 sq ft / 6.8 sq m

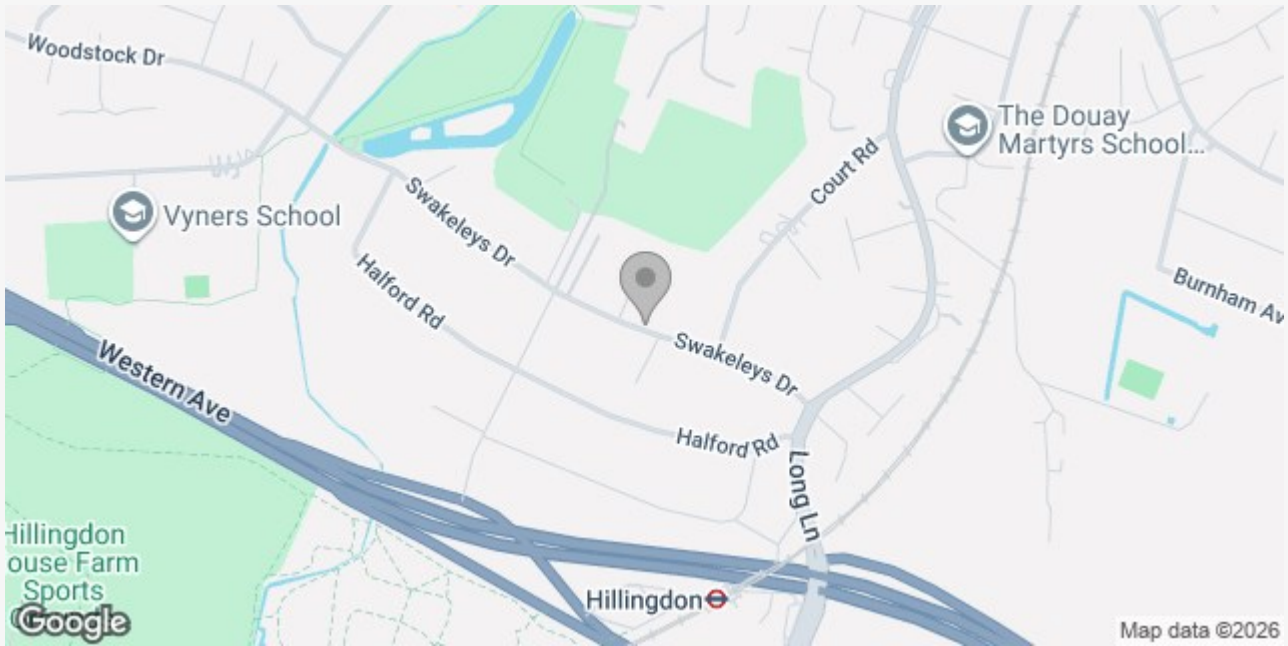
Total = 1406 sq ft / 130.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Lakin & Co. REF: 1468512

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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