



- 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 and a conservatory. 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: Download -(up to) 10 Mbps Upload -(up to) 0.9 Mbps

Mobile Coverage:

EE -Good outdoor & variable in home

Three -Good outdoor

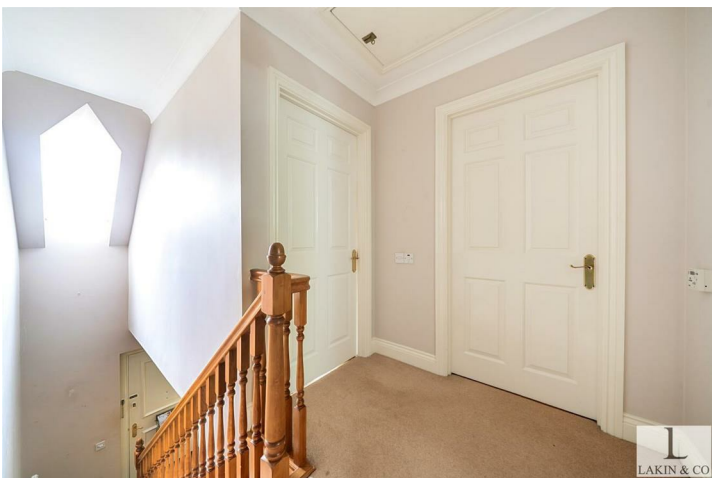
O2 -Good outdoor

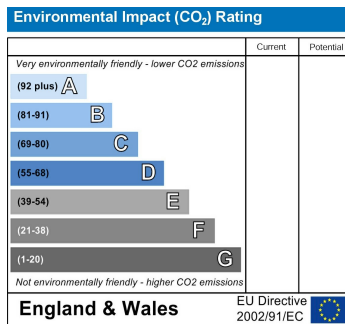
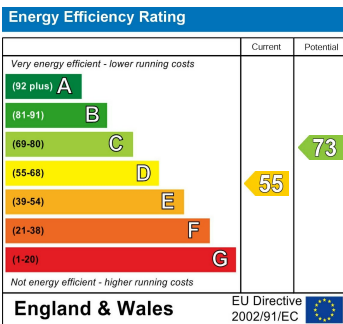
Vodafone -Good outdoor & in home

*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. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofco









Church Place, Ickenham, Uxbridge, UB10

Approximate Area = 1222 sq ft / 113.5 sq m

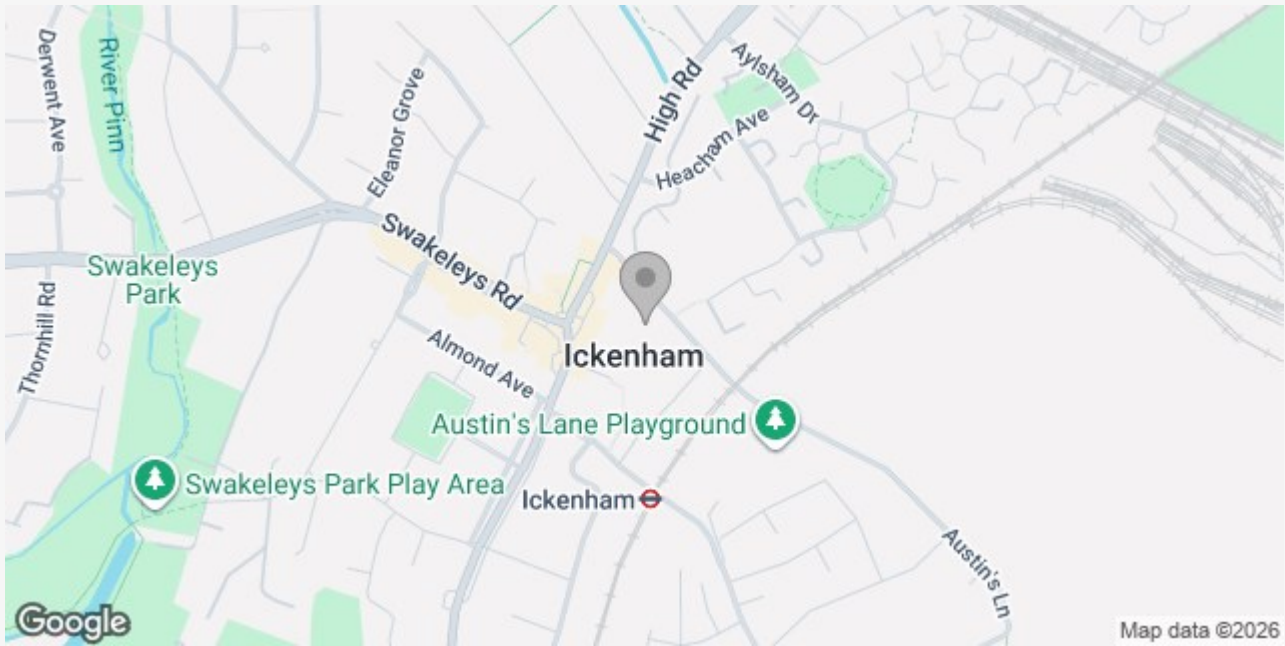
Garage = 165 sq ft / 15.3 sq m

For identification only - Not to scale



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

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.



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.