



- Four Bedrooms
- Walking Distance Of Ickenham Village
- Extended Kitchen / Diner
- Potential For Further Extension (stpp)
- Large Rear Garden

- Semi Detached
- Garage
- Off Street Parking
- Walking Distance Of Breakspear School
- EPC Rating C

A very well presented FOUR bedroom semi-detached family home located on a popular road in Ickenham and just a short walk to Breakspear Primary School.

The property briefly comprises, welcoming entrance hallway with doors leading to a large open plan kitchen / dining room, with modern fitted kitchen and breakfast bar, bi-fold doors which over look the rear garden. To the front is separate reception room with bay window and fire place and a downstairs W.C. To the first floor there are three well proportioned bedrooms and a white suite family bathroom with separate bath and shower. To the second floor is the master bedroom which the owners are currently using an office.

To the rear is larger than average garden which is mostly laid to lawn with patio area for entertaining. Access to a garage and Summer House, there is also scope for further side extension (stpp). Off street parking is provided at the front of the property for at least two cars.

Hoylake Crescent is located off Swakeleys Road within walking distance of Ickenham village with its local amenities. Ickenham station & West Ruislip are a short walk away, offering easy access into Central London. The A40, M40, M25 junctions are also close by.

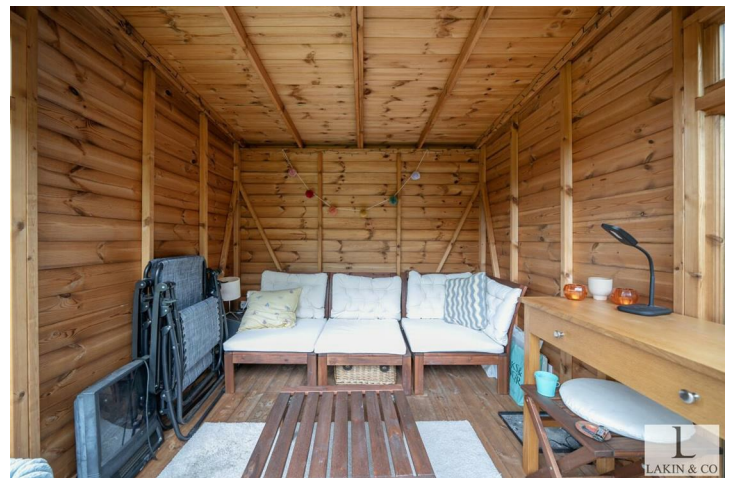
Tenure: Freehold
Local Authority: Hillingdon
Council Tax Band: E

Internet Speed: Download - (up to) 5000 Mbps Upload - (up to) 5000 Mbps

Mobile Coverage
EE - Good outdoor
Three - Good outdoor & variable in home
O2 - Good outdoor & variable in home
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 Ofcom at <https://checker.ofcom.org.uk>







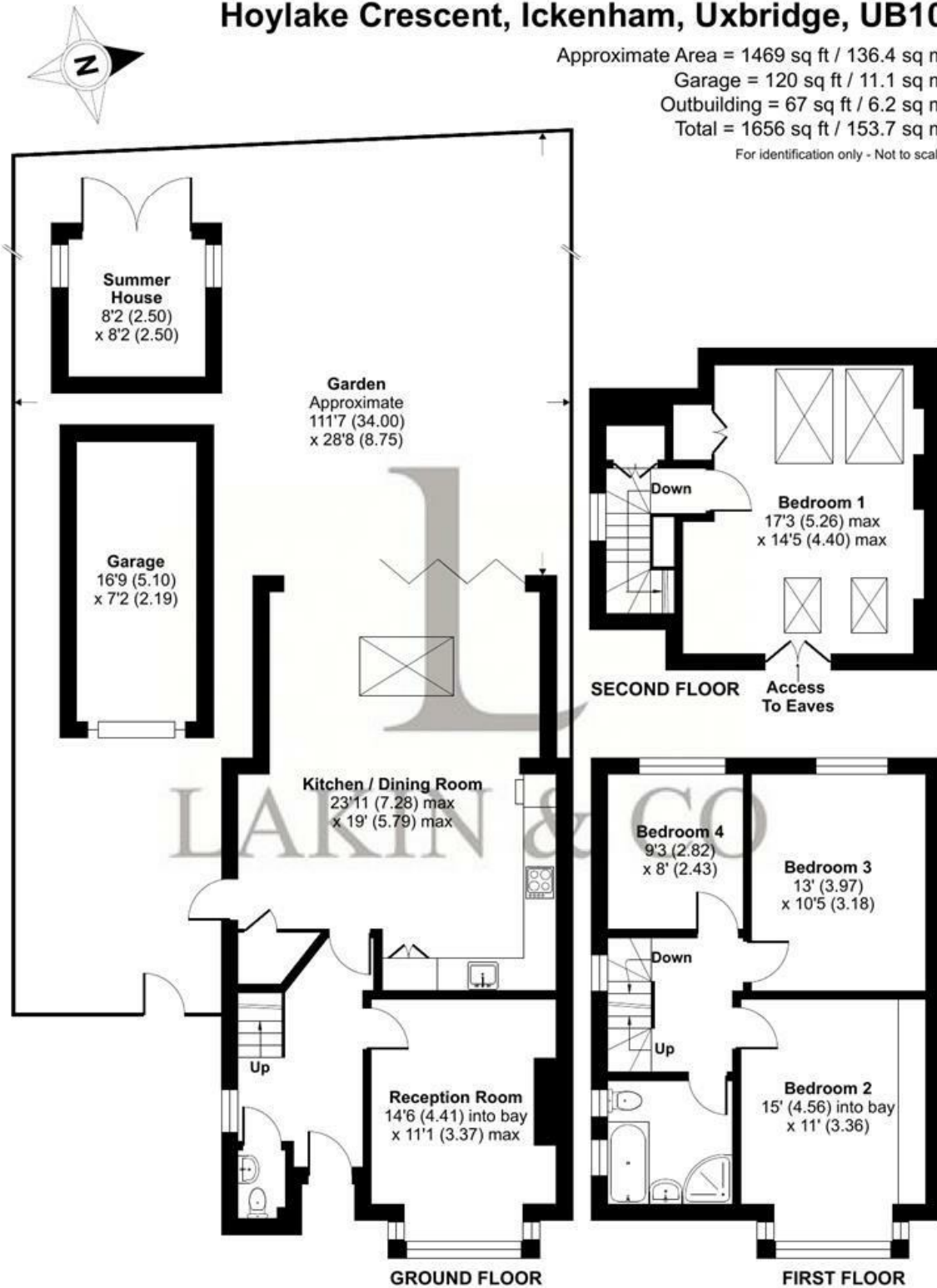
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		73	78
England & Wales		EU Directive 2002/91/EC	

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	



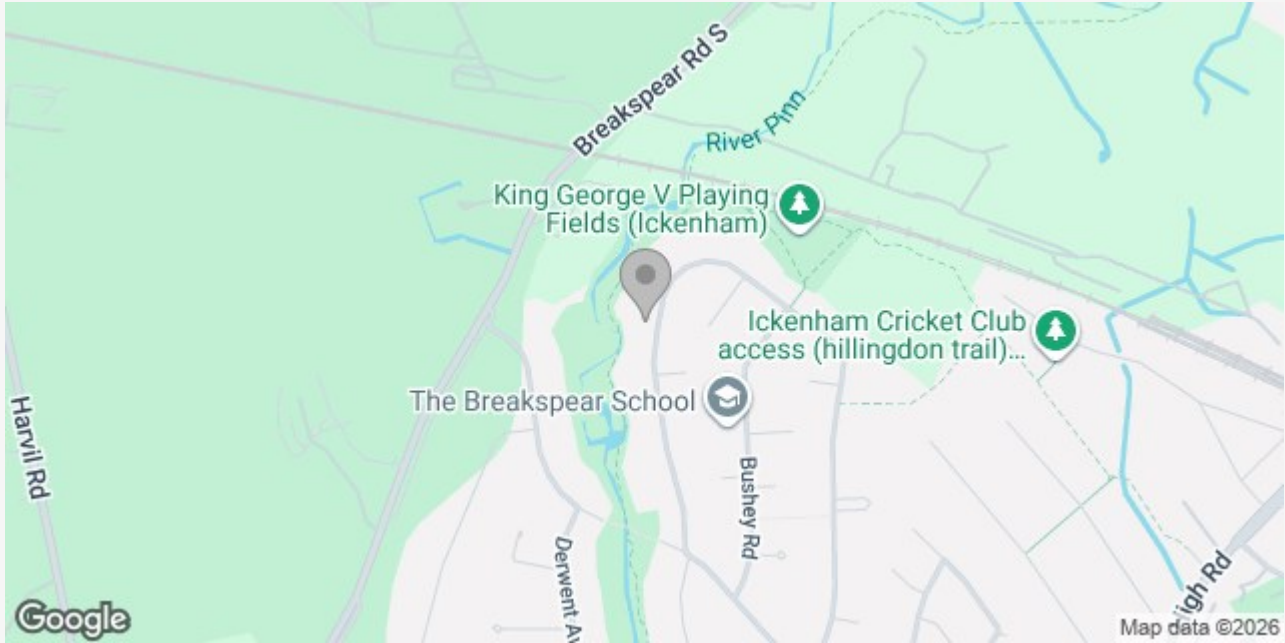
Hoylake Crescent, Ickenham, Uxbridge, UB10

Approximate Area = 1469 sq ft / 136.4 sq m
 Garage = 120 sq ft / 11.1 sq m
 Outbuilding = 67 sq ft / 6.2 sq m
 Total = 1656 sq ft / 153.7 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:1457510

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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