



- THREE Bedroom House
- Close To Ickenham Tube Station
- TWO Reception Rooms
- Utility Room
- Garage

- Quiet-Cul-De Sac
- Requires Complete Modernisation
- Downstairs W/C
- Off Street Parking
- EPC Rating E

A THREE bedroom extended semi-detached family home located on quiet and popular cul-de-sac in Ickenham and just a short walk to Ickenham tube station, village and schools.

Owned by the current owners since it was built in 1958, this bright and spacious property offers further extension potential (subject to planning consent), requires complete modernisation throughout and is being sold with NO onward chain.

The ground floor comprises; porch, hallway, reception room, dining room, kitchen, utility room and W/C. The first floor provides; a landing, three goodsized bedrooms, main bathroom and a separate W/C.

Outside, the front benefits from off-street parking. To the rear, there is a sunny south west facing, private rear garden with a patio and a garage which can be access from the front or rear garden.

Close to Ickenham Village and its local amenities, West Ruislip and Ickenham stations are a short walk away, offering easy access into Central London. Also well located for road access to A40/M40/M25 junctions.

Viewings are strictly by appointment only.

Price: Guide Price £675,000

Tenure: Freehold

Local authority: Hillingdon

Council tax band: E

Broadband type: Upto: Ultrafast 1800 Mbps d/l - 220 Mbps u/l

Mobile Coverage:

EE- Good outdoor and in-home

Three- Good outdoor and in-home

O2- Good outdoor, variable in-home

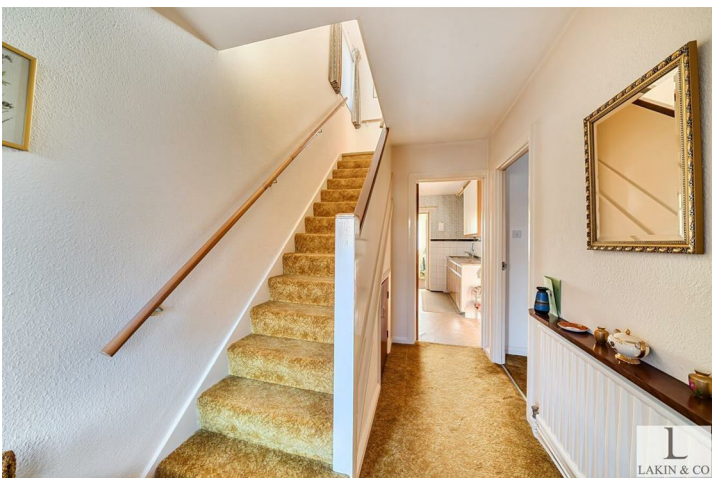
Vodafone- Good outdoor, variable in-home

*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>







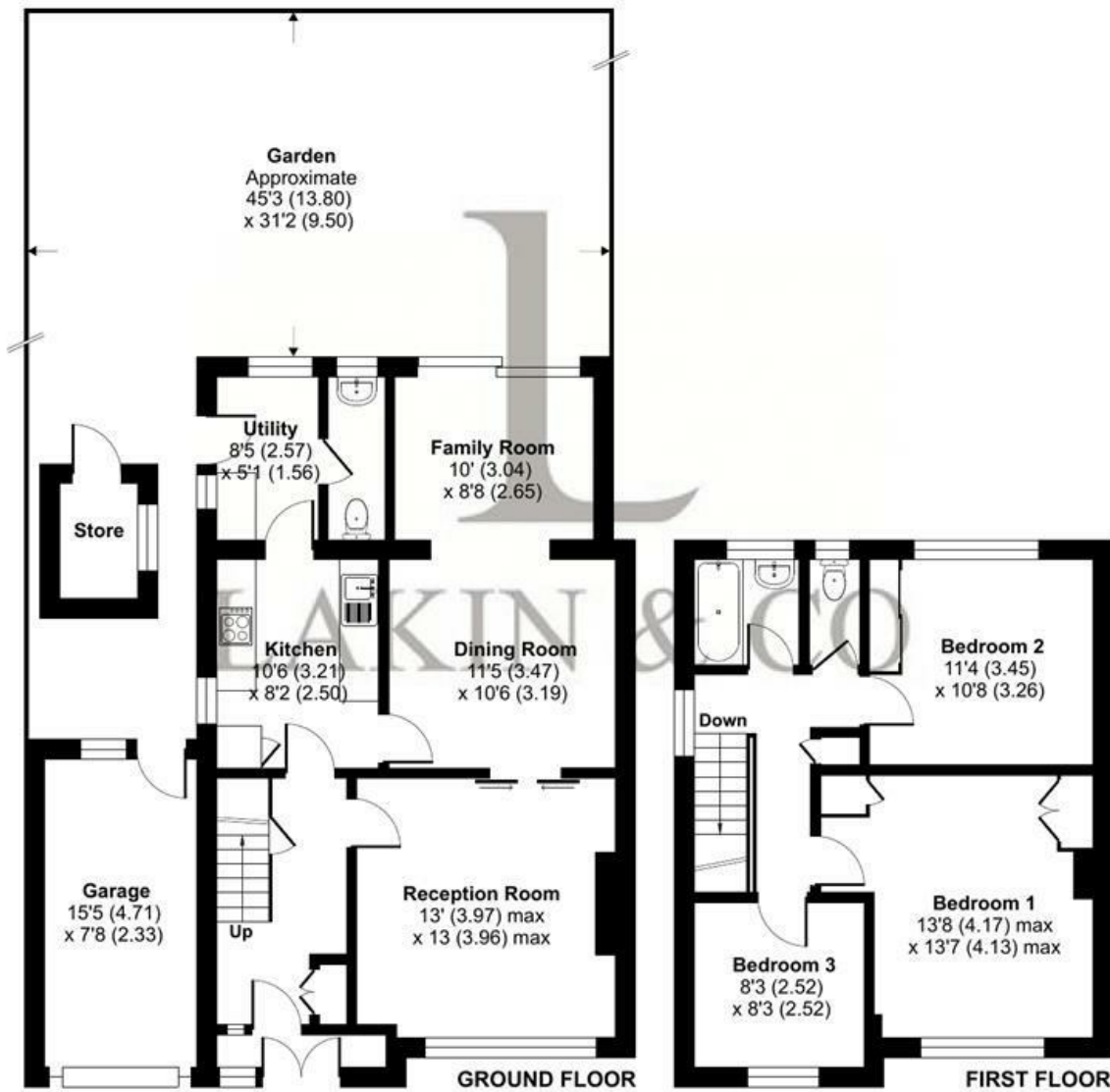
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	

Edinburgh Close, Ickenham, Uxbridge, UB10

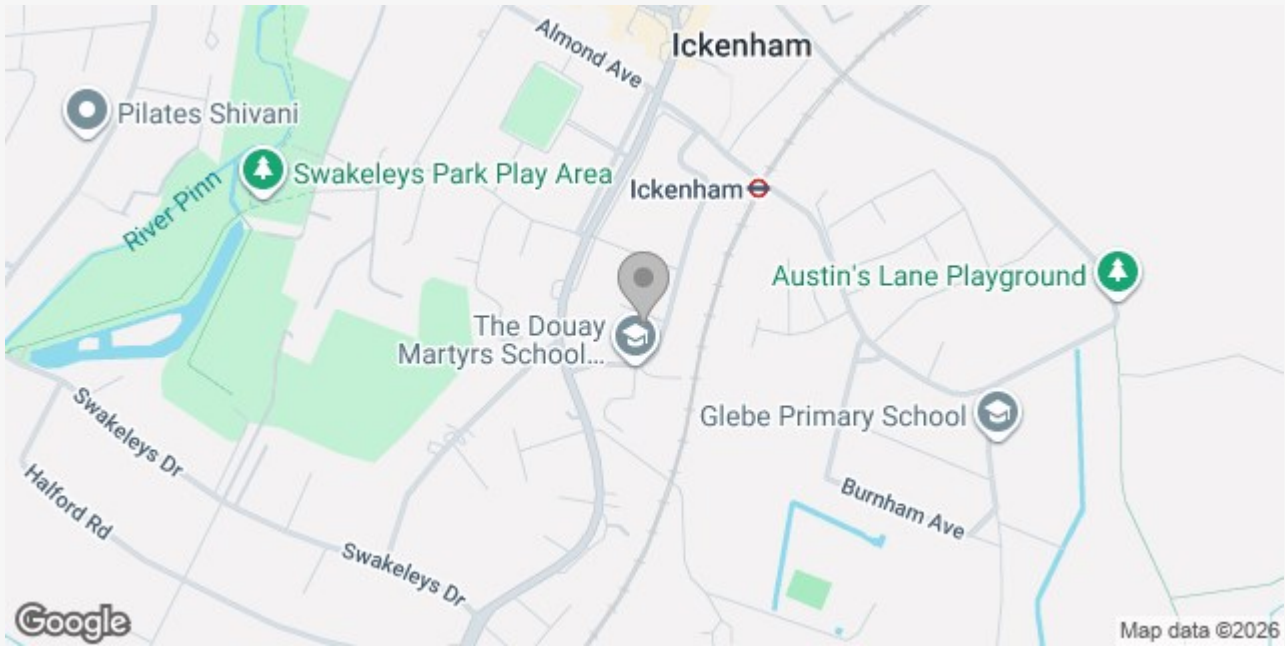


Approximate Area = 1159 sq ft / 107.6 sq m
 Garage = 118 sq ft / 10.9 sq m
 Outbuilding = 23 sq ft / 2.1 sq m
 Total = 1300 sq ft / 120.6 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Lakin & Co. REF:1384923

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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