



- Four Bedrooms
- Two Bathrooms
- Available Immediately
- Double Glazing
- Close To Ickenham Tube Station
- Semi Detached
- Rear Private Garden
- Gas Central Heating
- Ground Floor WC
- EPC Rating D

This spacious four-bedroom semi-detached property is located on a popular residential road in Ickenham and is ideal for a family looking for a well-sized property in an excellent location.

Set over 3 floors, this beautiful family home's ground floor comprises: an entrance hall, two reception rooms, a kitchen/ dining room with doors leading to a patio and a downstairs WC.

The first floor comprises two good-sized bedrooms with built-in storage and a modern family bathroom. The second floor offers two further bedrooms including a private balcony, an additional bathroom and in-eaves storage.

Further benefits include a large rear garden, a private driveway with space two cars, gas central heating and double glazing.

The property has excellent access to a range of local amenities including a variety of shops & cafes, and Ickenham Underground Station within walking distance with access to the Metropolitan and Piccadilly lines. The A40/M40/M25 motorway junctions are close by to provide easy access to London and the Home Counties.

Available immediately, unfurnished.

Rent: £3,200 PCM

Deposit: £3692.30 (5 weeks' rent)

Holding deposit: 1 week's rent £738.46 (which will be used towards the remaining move-in money due)

Length of tenancy: Minimum 12 months

Local authority: Hillingdon Council

Council tax band: E

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

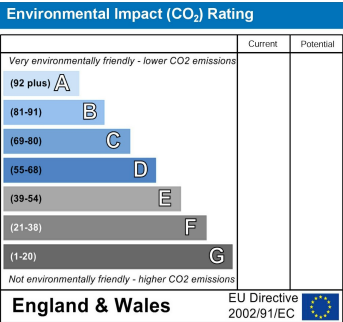
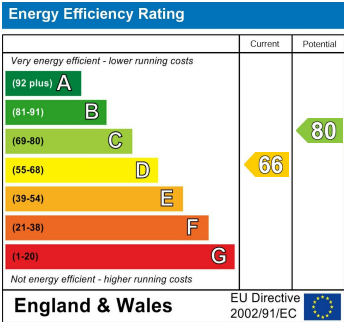
Three - Good outdoor

Vodafone - Good outdoor

*Please note all dimensions and descriptions are to be used as a guide only by any prospective tenant 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/>





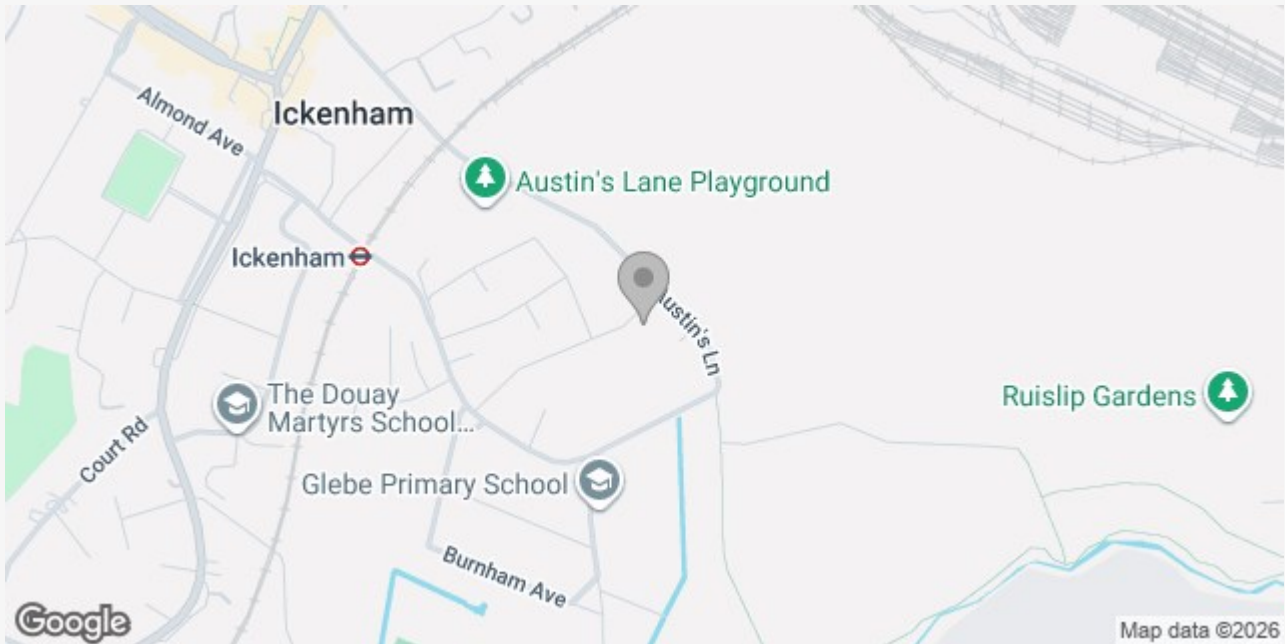




Total area (approx.): 138.0 sq. m (1485.4 sq. ft)

Balcony area (approx.): 0.6 sq. m (6.5 sq. ft)
(Excluding Eaves)

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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