



- Four Bedrooms
- Large Rear Garden
- Off Street Parking
- Summer House
- Double Glazed & Gas Central Heating

- Open Plan Modern Kitchen With Bi-fold Doors
- Bespoke Window Shutters Throughout
- Beautifully Presented
- Close To Transport Links & Local Schools
- EPC Rating D

A stunning FOUR bedroom semi-detached family home which has been modernised to a high specification and extended by its current owners to provide open plan modern living. Offering light airy spacious rooms, this property would be ideal for the growing family.

Briefly comprising: entrance hallway with doors leading to front reception room, downstairs W/C. and a stunning extended kitchen/diner with hot Quooker tap, Neff induction hob, granite island, marble worktops, 2 ovens (1 with combi microwave), double wine fridge and bluetooth oil-filled radiator. Bi-fold doors with integral blinds overlook a large rear garden.

To the first floor there are 3 bedrooms and a luxurious fitted bathroom with underfloor heating, Villeroy and Boch bath and separate W.C. To the second floor there is the fourth bedroom with underfloor heating and own en-suite overlooking the garden. To the rear there is a beautiful garden with patio, along with outdoor heater and remote controlled awning. There is a large fully insulated and heated garden room which has recently been built. The current owners use this as both an office and garden room all year round. To the front there is off street parking for two cars.

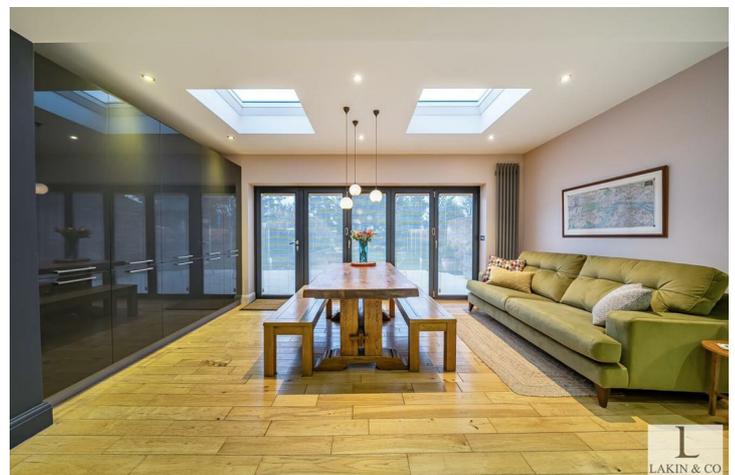
Situated in a conservation area, close to all local amenities, well regarded primary and secondary schools, Swakeleys Park and tennis courts. Excellent train links, with Ickenham and Hillingdon stations (Metropolitan and Piccadilly) lines and Central line and mainlines at West Ruislip all nearby. For 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: Hillingdon
Council tax band: E

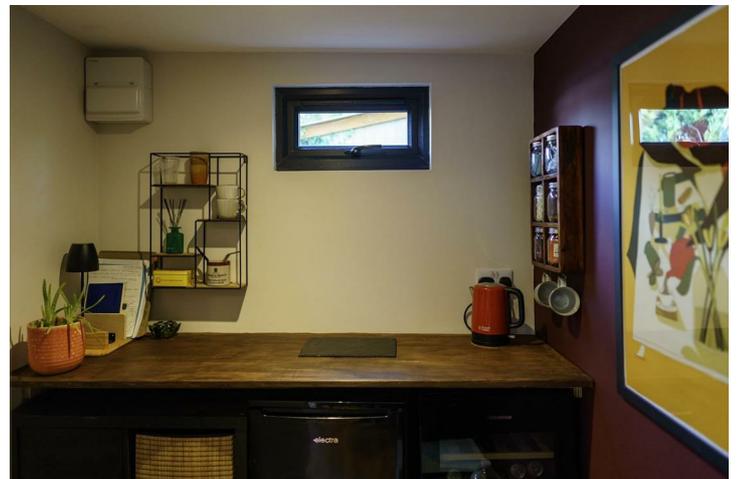
Broadband type: Up to: Ultrafast 5000 Mbps - d/l 5000 Mbps
u/l

Mobile Coverage:
EE- Good outdoor & in-home
Three- Good outdoor & variable in home
O2- Good outdoor & in-home
Vodafone- Good outdoor and in-home

Please note all dimensions and descriptions are to be used as a guide only









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			
		65	79
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			
		57	74
England & Wales		EU Directive 2002/91/EC	

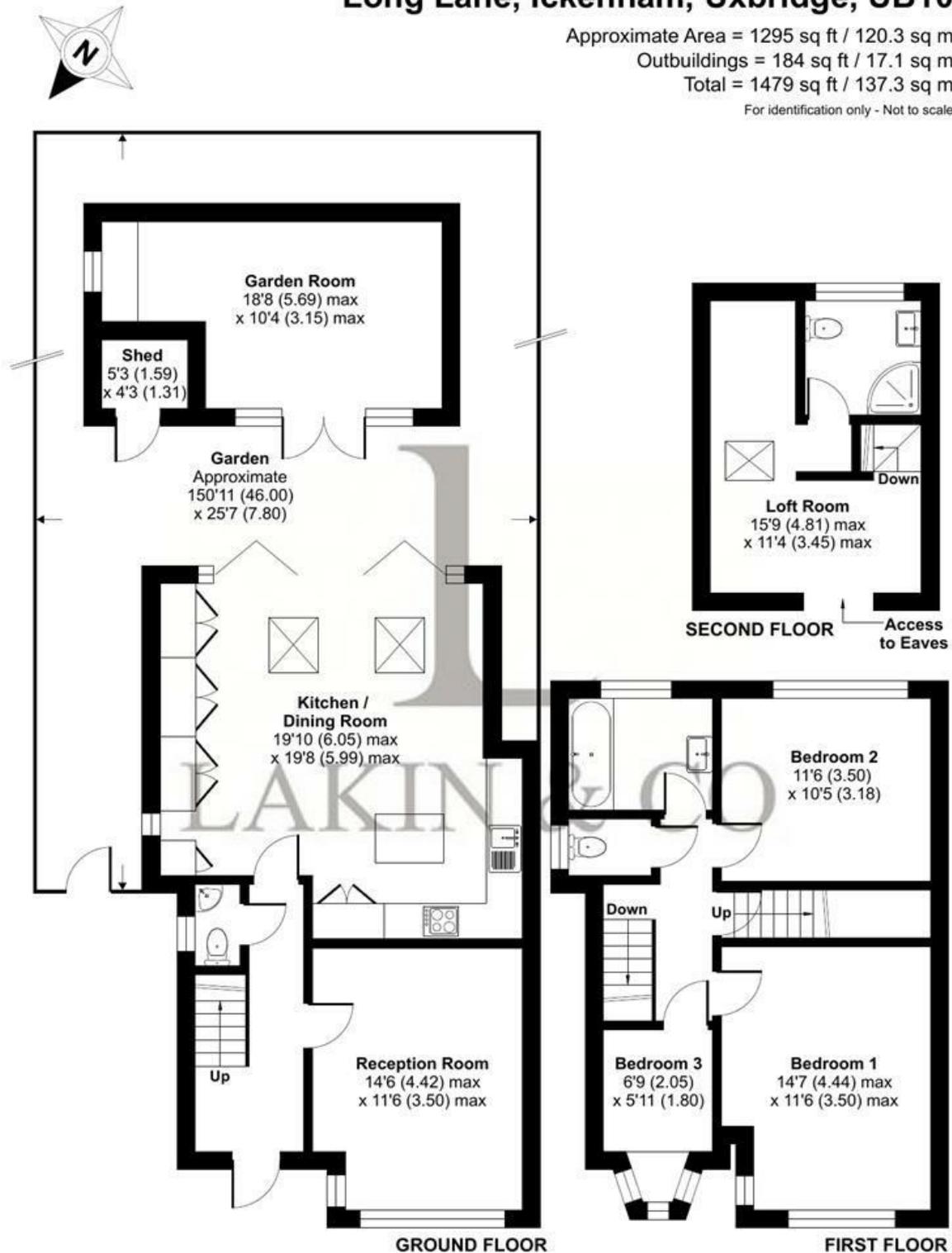
Long Lane, Ickenham, Uxbridge, UB10

Approximate Area = 1295 sq ft / 120.3 sq m

Outbuildings = 184 sq ft / 17.1 sq m

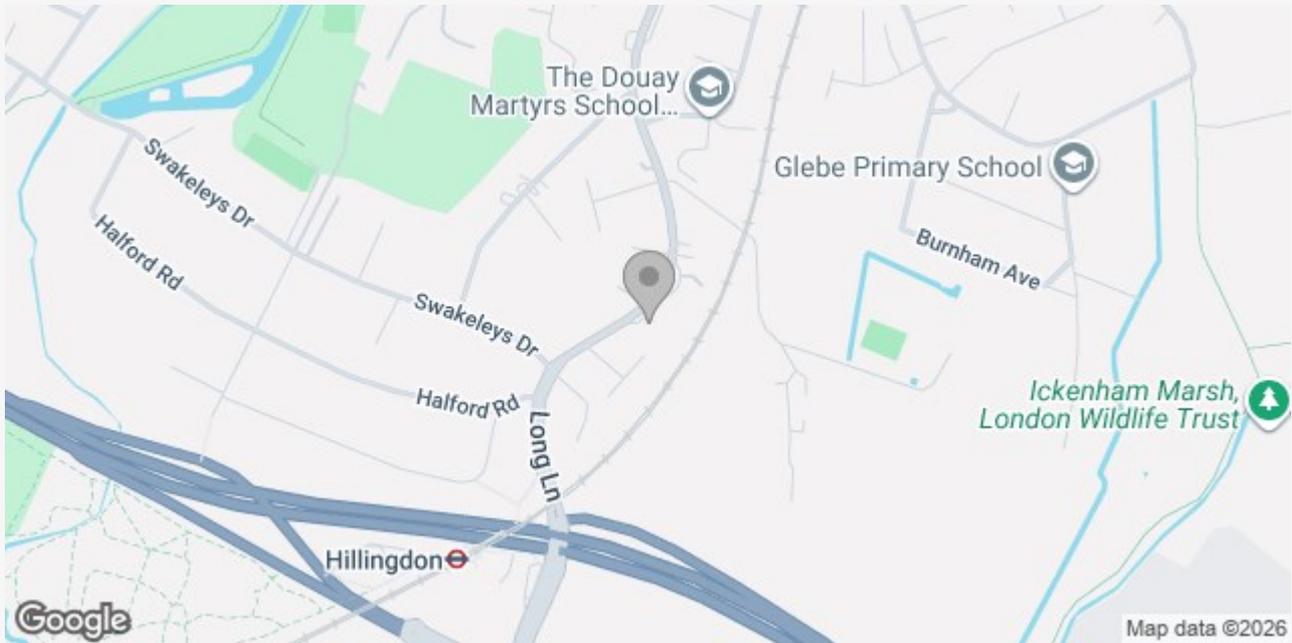
Total = 1479 sq ft / 137.3 sq m

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:1416435

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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