

Warren Road
Ickenham, UB10

Freehold
In the region of £850,000



Lakin & Co are proud to present to market this **THREE** bedroom detached house located on one of Ickenham's most prestigious roads. With huge potential for extension (stpp) this property is ideal for someone looking for their forever home.



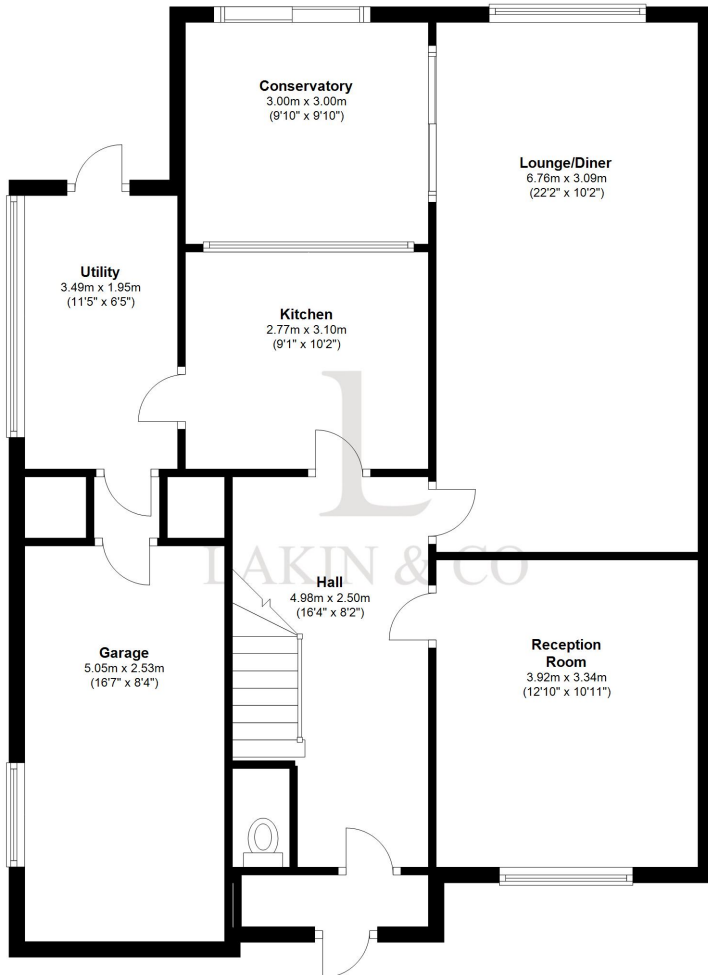
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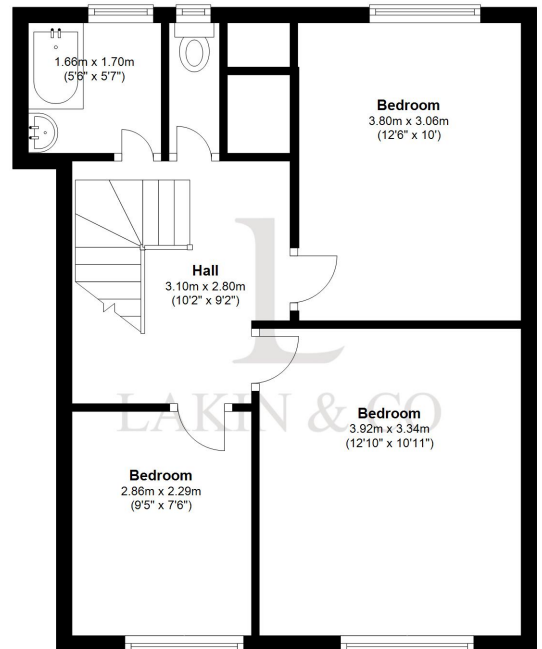
Ground Floor

Approx. 89.9 sq. metres (967.3 sq. feet)



First Floor

Approx. 46.7 sq. metres (502.3 sq. feet)



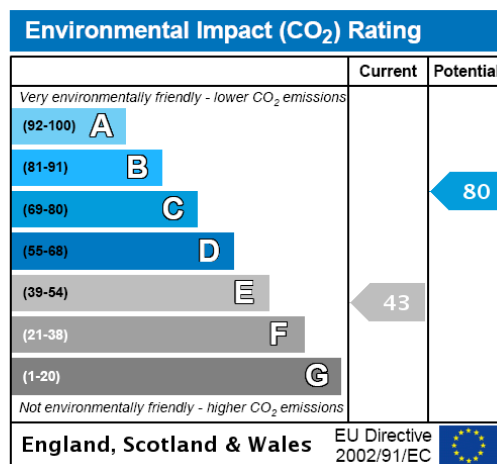
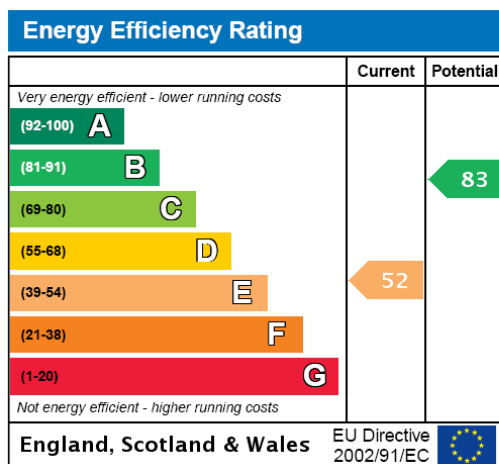
Total area: approx. 136.5 sq. metres (1469.6 sq. feet)

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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The property briefly comprises; porch, entrance hallway with doors leading to front reception room with bay window, fitted kitchen with wall and base units, utility room, back reception room with dining area, conservatory with French doors leading out to a large rear garden with patio area. To the first floor there are three sizable bedrooms two being doubles and a family bathroom. To the front of the property is a large driveway for at least three cars and a garage which can be used for storage.

Further benefits include: No upper chain, off street parking, potential to extend (stpp), large rear garden (approximately 100 ft), double glazing and gas central heating.

The property is situated on Warren Road a tree lined residential road in Ickenham which offers a wide variety of restaurants, coffee shops and convenience stores it also houses the Metropolitan and Piccadilly Lines and the Central Line at West Ruislip Station which provides access into London within the hour. For the motorist the A40/M40/M25 is also a short drive away. For families you are within close proximity of Vyners Secondary school and a variety of primary schools.

Room Dimensions:

Reception Room: 12'10 x 10'11 (3.92 x 3.34)
 Lounge/Diner: 22'2 x 10'2 (6.76 x 3.09)
 Kitchen: 9'1 x 10'2 (2.77 x 3.10)
 Conservatory: 9'10 x 9'10 (3.00 x 3.00)
 Utility: 11'5 x 6'5 (3.49 x 1.95)
 Garage: 16'7 x 8'4 (5.05 x 2.53)
 Bedroom 1: 12'10 x 10'11 (3.92 x 3.34)
 Bedroom 2: 12'6 x 10' (3.80 x 3.06)
 Bedroom 3: 9'5 x 7'6 (2.88 x 2.29)
 Bathroom: 5'6 x 5'7 (1.66 x 1.70)

Price: Guide Price: £850,000

Tenure: Freehold

Local Authority: Hillingdon Council

Council Tax: Band F

Viewings: Strictly by appointment only with Lakin & Co

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