

Kenbury Close
Ickenham, UB10

Asking Price: £725,000

KEARNS
RESIDENTIAL



Kenbury Close
Ickenham, Uxbridge, UB10 8HU
Asking Price: £725,000

- Detached Two-Bedroom Bungalow
- Sought-After Ickenham Location
- Chain Free
- Generous 1,049 sq. ft of Internal Space
- Excellent Potential to Extend (STPP)
- Outbuilding/Garage
- Versatile Office or Study Room
- Conservatory
- In Need of Modernisation – Ideal Project Opportunity

Kearns Residential is delighted to present this charming detached two-bedroom bungalow, ideally situated on the peaceful Kenbury Close in Ickenham.

Located within easy walking distance of Ickenham High Street and tube station, this property offers exceptional convenience while maintaining a tranquil, residential setting. It's an excellent opportunity for first-time buyers, investors, or those seeking a home they can truly make their own.





The property welcomes you with a spacious and well-kept entrance hall, leading to a generous reception room. Just off the reception is a versatile office/study—perfect for remote working or creative space. Accommodation includes two well-proportioned bedrooms on the ground floor, with an additional loft room upstairs offering flexible use as a guest room, hobby space, or further storage.

The modern, fully fitted kitchen provides direct access to the rear garden, which includes both a shed and a garage/outbuilding for extra storage or potential workshop use.

This property is being sold with no onward chain.

Just minutes from Ickenham Underground station on the Metropolitan & Piccadilly lines and close to West Ruislip (Central Line + Chiltern services), offering frequent, direct routes into central London via tube or train.

Easy reach to the M40, A40, and M25 for rapid journeys in and out of town.

Outstanding primary schools: Glebe and Breakspear – both within a 0.5-mile walk.

Strong secondary options: Vyners and Douay Martyrs – both rated Good or Outstanding.

Important Information
Local Authority: London Borough of Hillingdon
Council Tax: E
Freehold



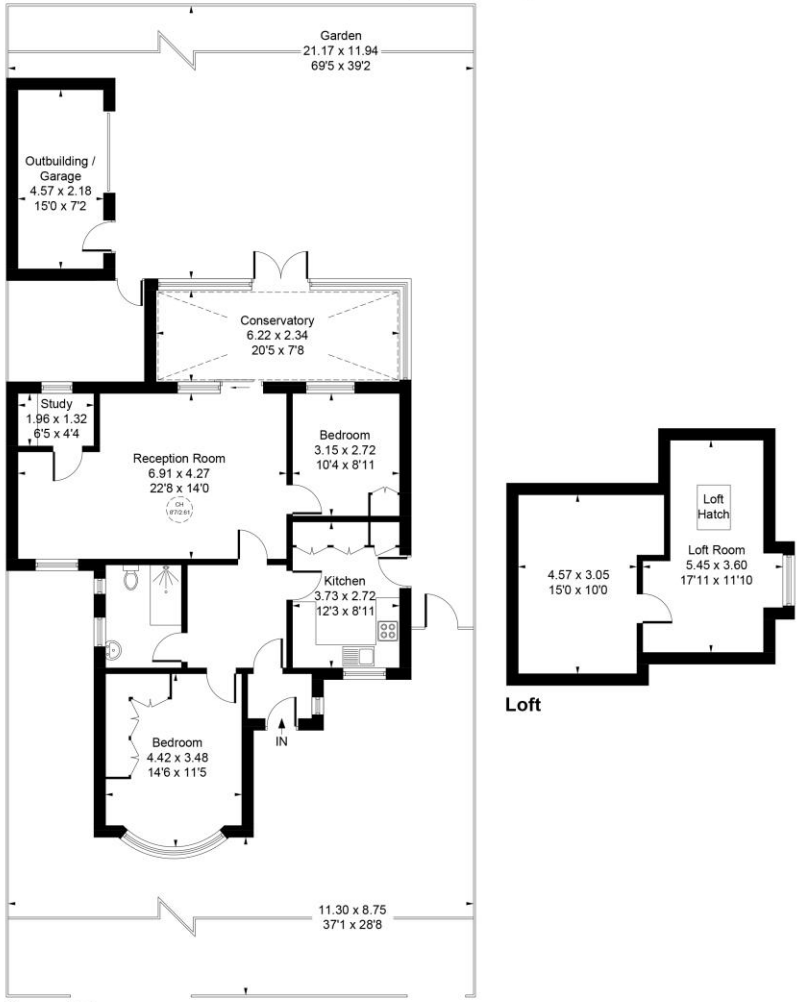




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Floor Plan

Approximate Gross Internal Area = 97.49 sq m / 1049 sq ft
Loft = 31.25 sq m / 336 sq ft
Outbuilding / Garage = 10.00 sq m / 108 sq ft
Total = 138.74 sq m / 1493 sq ft



Ground Floor

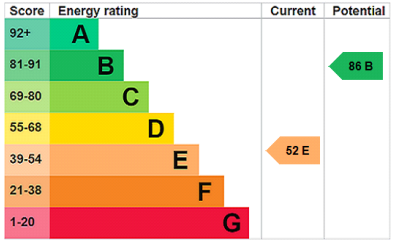
Loft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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Area Map



Energy Performance Graph



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