


# Derwent Avenue, Ickenham

Uxbridge



# 44 Derwent Avenue

## Ickenham, UB10

CHAIN FREE. A substantial 1,668 sq ft 4-bed detached bungalow in a superb Ickenham location. Excellent value at approx. £537 per sq ft, with generous living space & private garden.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Excellent value at approximately £537 per sq ft
- Substantial 1,668 sq ft detached home
- Chain free
- Ideal for Vyners and Breakspear Schools
- Extended to rear and into loft
- Great for walks
- Peaceful and secluded rear garden
- Would suit families or those downsizing from a larger home within the area
- Around a 12 minute walk to Ickenham underground station
- 10 minute walk to Ickenham village shops



**GARDEN**

63’ 12” x 33’ 12” (19.51m x 10.36m)

Private and secluded garden with side access and access to garage

**OFF STREET**

3 Parking Spaces

Off street parking for 2-3 cars as well as ample of street parking for family and guests.


SWAKELEYS
ESTATES


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ESTATES

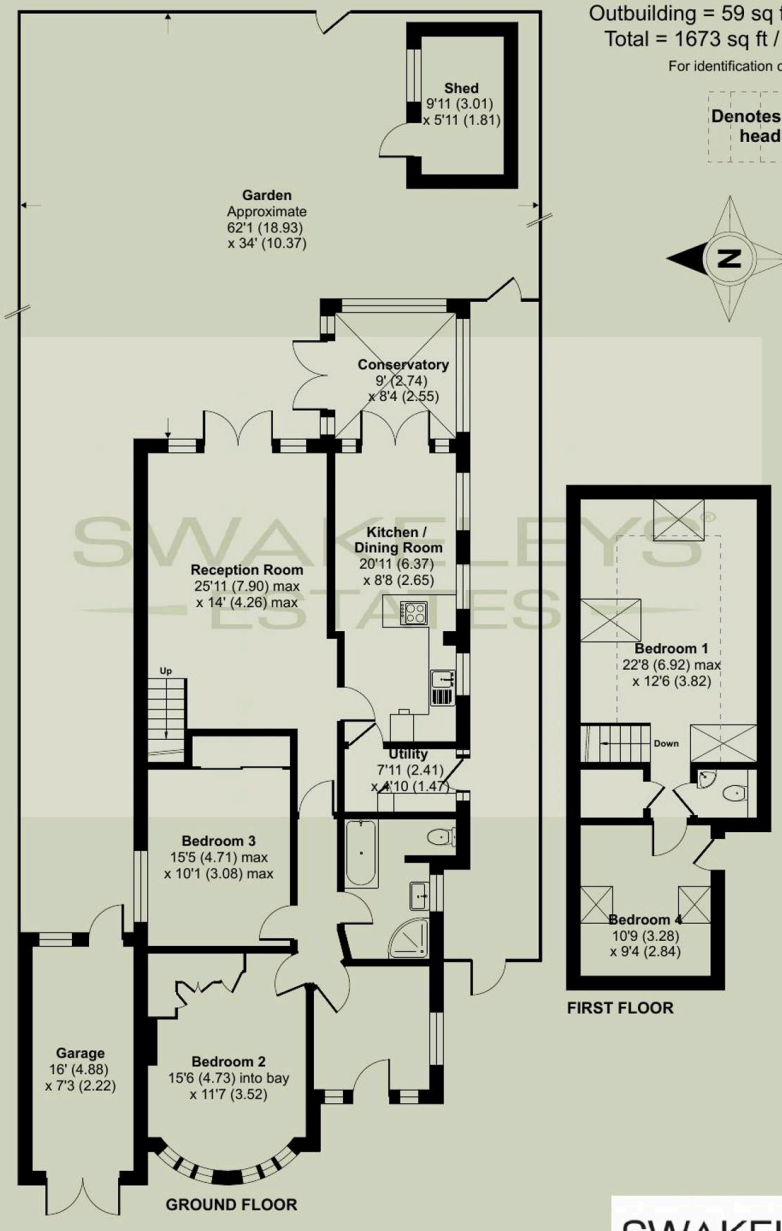

SWAKELEYS
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# Derwent Avenue, Ickenham, Uxbridge, UB10

Approximate Area = 1387 sq ft / 128.8 sq m
Including Limited Use Area(s) = 110 sq ft / 10.2 sq m
Garage = 117 sq ft / 10.8 sq m
Outbuilding = 59 sq ft / 5.4 sq m
Total = 1673 sq ft / 155.2 sq m
For identification only - Not to scale

Denotes restricted head height




SWAKELEYS ESTATES

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
Produced for Swakeleys Estates. REF: 1508071




# Swakeleys Estates

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