

# Oak Avenue

Ickenham • Middlesex • UB10 8LP

Guide Price: £1,150,000



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A stunning home set in a superb location in Ickenham. It is immaculately presented throughout and arranged over two levels. Briefly the property comprises of entrance hall, living room, family room, stylish kitchen/dining/breakfast room, utility room, study, three bathrooms and five bedrooms. There is also the added benefits of an expansive rear garden and driveway.

Detached House

Five bedrooms

Stylish kitchen/breakfast room

Utility room

Study room

Family room

Spacious living room

Three bathrooms

Driveway

Large Secluded Garden

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.







### **Directions**

From our office in Ickenham proceed right and at the end of the Swakeleys Road turn left onto High Road and take your second left into Oak Avenue.

### **Situation**

Oak Avenue is a quiet residential road where property rarely comes to the market. The property is a short stroll to the village shops, restaurants and Ickenham station (Metropolitan / Piccadilly line) or West Ruislip (Central/BR) train stations with direct links to The City and Baker Street. For the motorist, London and the Home Counties are easily accessed via the A40/M25. A number of highly regarded schools are within close proximity including Breakspear Juniors and Vyners Senior School, along with a number of leisure facilities including Ruislip Golf Club, Ickenham Cricket Club and Riverside Health Club which has a modern gym, tennis and squash courts and swimming pool only a short drive away.

### **Description**

This substantial six bedroom detached house is perfectly designed for the growing family, offering expansive living and entertainment space with pockets of privacy. On the ground floor of the property there is a magnificent entrance hallway with access to the family room at the front of the house and one of the bedrooms (bed 5) along with a modern shower room. There is a separate study room and useful utility room whilst to the rear of the property is a spacious living room with patio doors to the garden and access through to the stylish kitchen/breakfast room. The kitchen has been fitted to a high specification and benefits from an excellent range of storage, worktop space and a selection of integrated appliances. There is tiled flooring, ample space for a dining table and chairs and patio doors opening to the garden. On the first floor are four impressive double bedrooms and the large four piece family bathroom. The master bedroom has the benefit of an en suite bathroom. There is access to both the eaves storage from some of the bedrooms and the loft space off the landing.

### **Outside**

At the front of the property is off street parking on the graveled driveway. To the rear is a beautiful private garden with an expansive lawn area and large patio ideal for summer dining and entertaining.



### Schools:

Vyners Secondary School 1.1 miles  
The Douay Martyrs Secondary School 0.6 miles  
The Breakspear School 0.4 miles



### Train:

West Ruislip 0.3 miles  
Ickenham 0.5 miles  
Ruislip 0.9 miles



### Car:

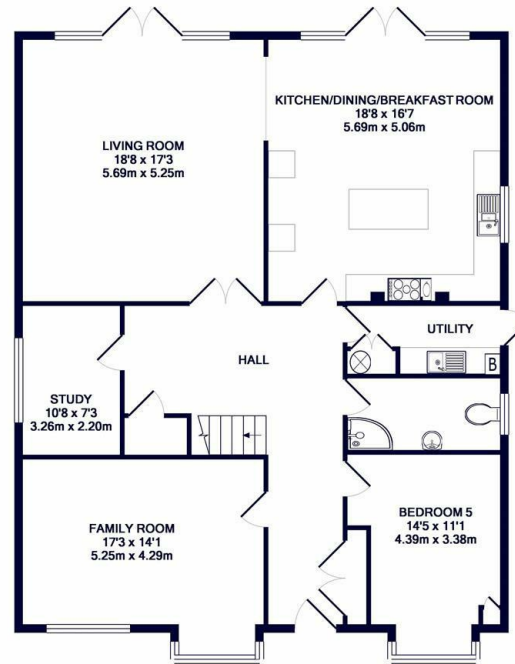
M4, A40, M25, M40



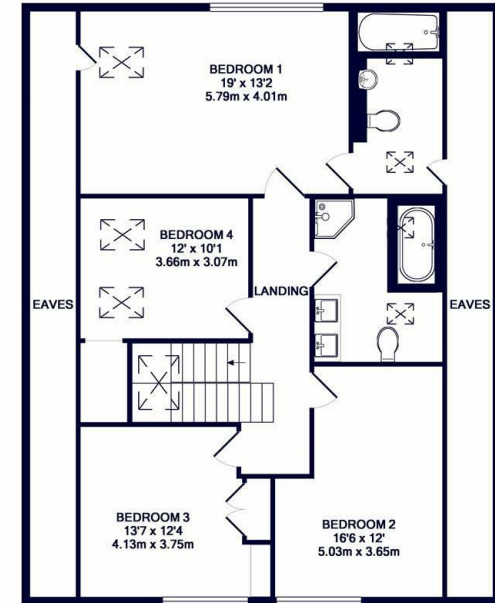
### Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
APPROX. FLOOR  
AREA 1421 SQ.FT.  
(132.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1340 SQ.FT.  
(124.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2760 SQ.FT. (256.4 SQ.M.)

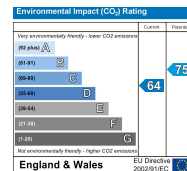
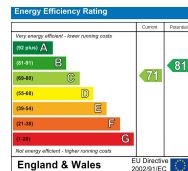
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.

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