



Church Place, Ickenham, Uxbridge, UB10 8XB

- Three Bedrooms with Fitted Wardrobes
- Through Lounge & Dining Room
- Private, Low Maintenance Garden
- Walking Distance to Amenities & Transport Links
- Widened Door Frames for Wheelchair Accessibility
- Charming Terraced Home
- Fitted Kitchen
- Over 55's Development
- First Floor Bathroom & Ground Floor Shower Room
- EPC Rating: TBC

Asking Price £625,000



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DESCRIPTION

Join this welcoming community, sit and chat in the courtyards and social spaces, take part in our social activities. A short, level stroll to Ickenham shops and amenities with great transport links.

Built in 1994 in the very heart of Ickenham village, this development of just 25 homes offers a stunning retreat set amongst tranquil and peaceful surroundings of two courtyards. The layout encourages neighborly contact amongst this community of like-minded people, where (unlike many flats and houses) people are around during the day and have time to talk. Maintain your independence with Ickenham village shops and amenities a short, level stroll away, along with great transport links. Stress free living - with someone else to maintain the lovely grounds, the outside of your property and garage.

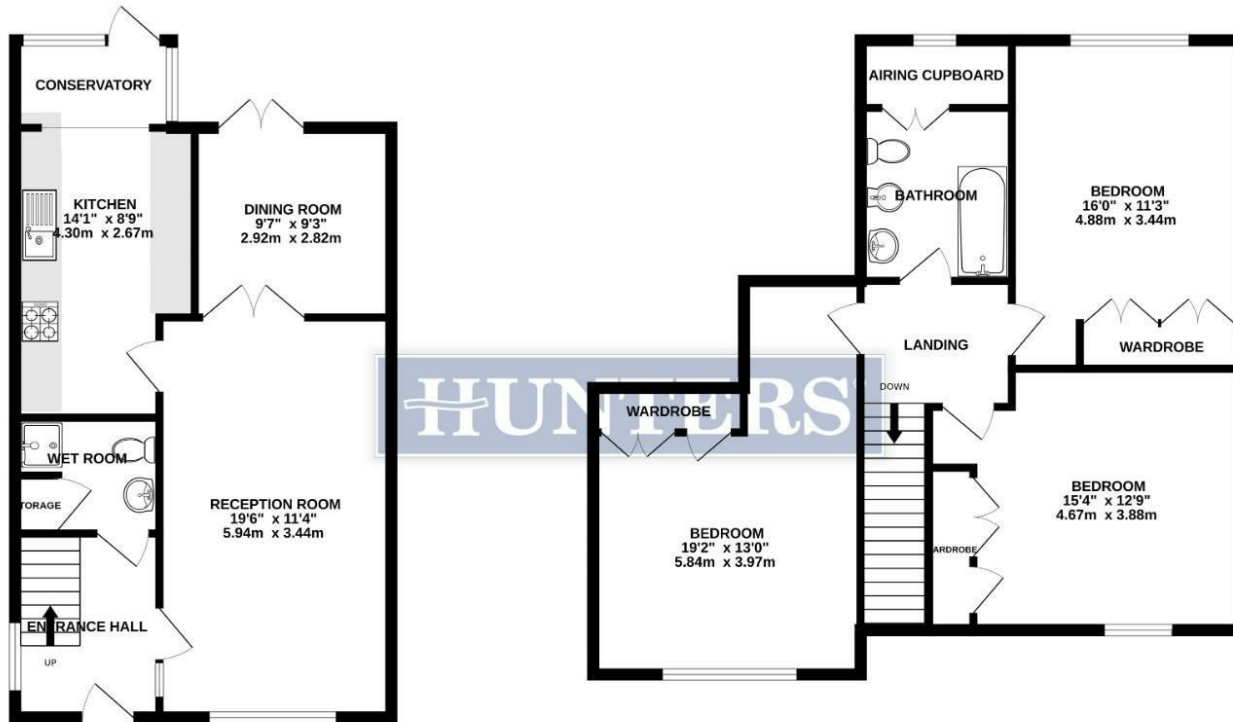
Offered with NO UPPER CHAIN is this charming and spacious three double bedroom terraced home for the OVER 55s. Situated off of Austin's Lane, this private estate has 25 thoughtfully designed homes, all with private gardens and garages. The generous accommodation comprises; Large through lounge, dining room with French doors out to a suntrap patio garden, fitted kitchen, downstairs shower room, three double bedrooms all with built in wardrobes. There are two delightfully landscaped courtyards, one dominated by the original restored barn used as a workshop and communal space, where residents gather for regular events. The property itself benefits from; double glazing, a spacious garage large enough for a modern car and private rear garden. Ickenham village offers a wide range of shops and other facilities; dentists and doctor's surgery, chemists, convenience store and small supermarket, post office, three pubs, butchers, library, theatre and a vets. Excellent road links: A40 (Western Avenue), link to M40 and M25 motorways. Great transport links. Ickenham step free tube station and West Ruislip, covering three tube lines, also three bus routes.





GROUND FLOOR
559 sq.ft. (51.9 sq.m.) approx.

1ST FLOOR
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA : 1306 sq.ft. (121.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Viewings

Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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