









Woodstock Drive, Ickenham, Uxbridge, UB10 8EF £875,000

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- Detached
- Five/Six Bedrooms
- Three/Four Reception Rooms
- Large Driveway & Rear Access with Parking for Multiple Vehicles
- 2586 sq ft with Potential to Extend (STPP)

- Large Corner Plot
- Sunny South West Rear Aspect
- Walking Distance to Ickenham High Street
- Within Vyners School Catchment
- Easy Access to A40/M40/M25

Description

This delightful and substantial family home is on the market for the first time in almost 50 years. Downstairs comprises a welcoming entrance hall, double reception room, modern fitted kitchen, a further reception room (or bedroom), games room, double bedroom, downstairs WC & utility/shower room.

Rising to the first floor enjoys four generously sized double bedrooms, with the largest measuring an impressive 20'7' x 13'11 and flooded with dual aspect light. The first floor has ample storage space and a family bathroom.

The front garden with a paved driveway space for off street parking. To the rear a beautiful landscape private garden with an outbuilding, perfect for outside dining and entertainment.

Situation

Woodstock Drive is just a short distance from Ickenham Village with a range of shops, restaurants and pubs. Ickenham Station offers the Metropolitan and Piccadilly lines whilst West Ruislip Station is serviced by the Central line and Chiltern Railways to Marylebone. London and the Home Counties are easily accessed via the A40/M25. A number of highly regarded schools are within close proximity including Breakspear Junior School and Vyners Senior School. There are leisure areas and facilities nearby including Swakeleys Park, Ickenham Cricket Club and Hillingdon Sports & Leisure Centre which has a modern gym, indoor swimming pool and iconic outdoor pool. Uxbridge Town Centre is a short drive, bus or walk away and offers an extensive range of shops, restaurants and bars.



Floor Plans

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4.32 max x 3.28 max 14'2 x 10'9

Games Room 3.66 x 2.55 12'0 x 8'4

Bedroom 3.79 x 3.66 12'5 x 12'0

Ground Floor

Produced for Allday & Miller.

Outbuilding 8.25 x 3.33 27'1 x 10'11

Garden Extends To 10.05 x 33'0

4.25 x 3.59 13'11 x 11'9

Double

eception Room 8.38 max x 4.80 max 27'6 x 15'9

Floor plan produced in accordance with RICS Property Measurement Standards incorporating

International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2024.

Extends To 10.69 x 35'1



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Area Map

(69-80)

(39-54)

Not environmentally friendly - higher CO2 emi.

England & Wales

EU Directive 2002/91/EC

D

Not energy efficient - higher running costs

England & Wales

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F

EU Directive 2002/91/EC

39-54