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Copthall Road West, Ickenham, UB10 8HT  
£835,000

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## Cophall Road West, Ickenham, UB10 8HT

**£835,000**

- Four Bedroom Detached House
- Two Bathrooms
- Large Plot
- Large Private Rear Garden
- No Chain
- Potential to Extend (Planning Approved Reference 34273/APP/2020/1264)
- Conservatory
- Generous Driveway
- Close to Highly Regarded Schools
- Close to A40 Access

## Description

This well presented family home comprises of an inviting entrance porch, living room with an attractive fire place, dining room which flows into the conservatory overlooking and provides access to the rear garden , downstairs double bedroom with fitted wardrobes and en suite shower room and a fully fitted kitchen.

The first floor enjoys three bedrooms and a family bathroom with separate WC.

A large front driveway creating space for off street parking for multiple vehicles. The large rear garden has a raised patio and lawn arrox

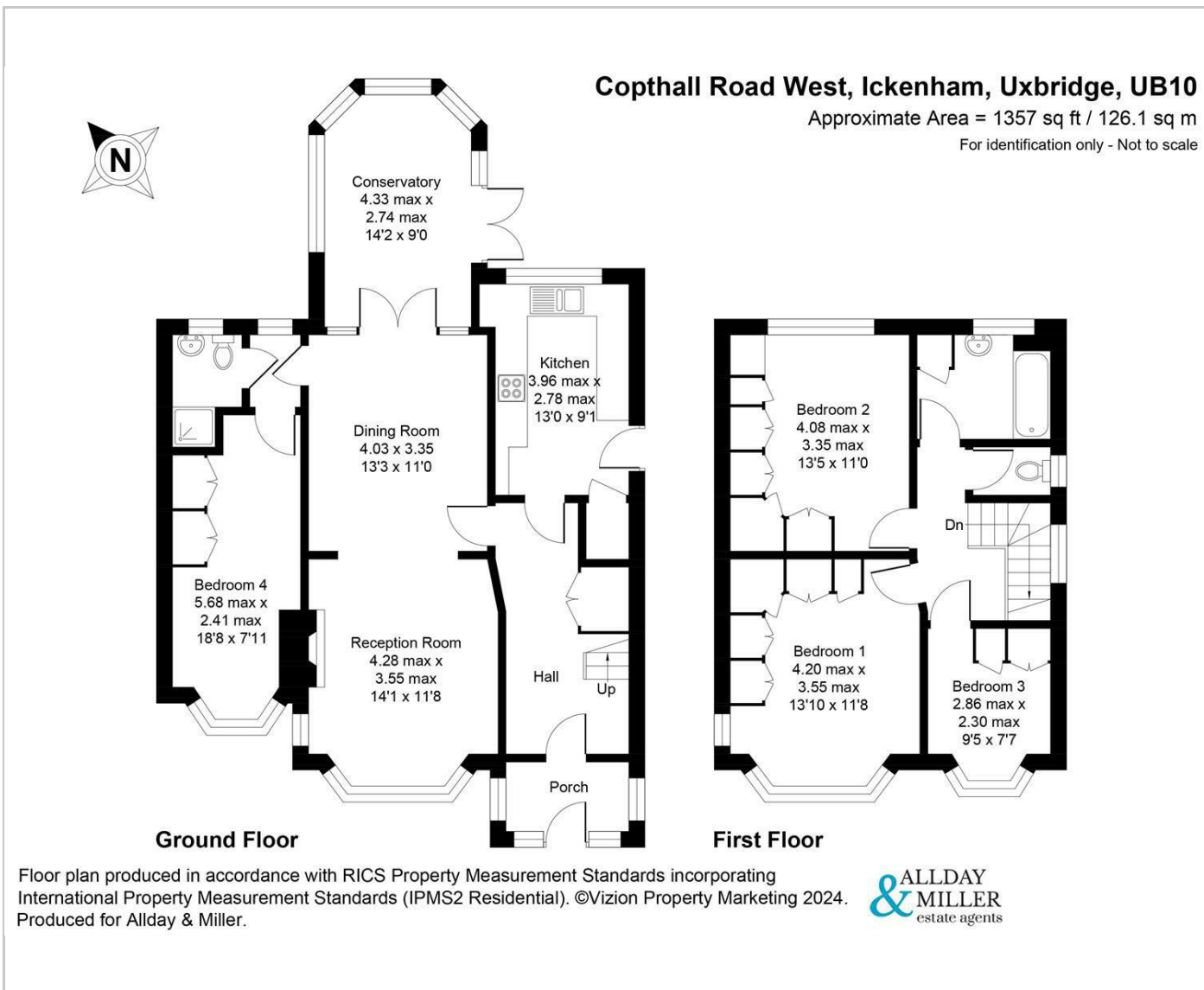
## Situation

Copthall Road West is ideally located close to Ickenham village with its variety of restaurants, coffee shops, pubs and local shops.

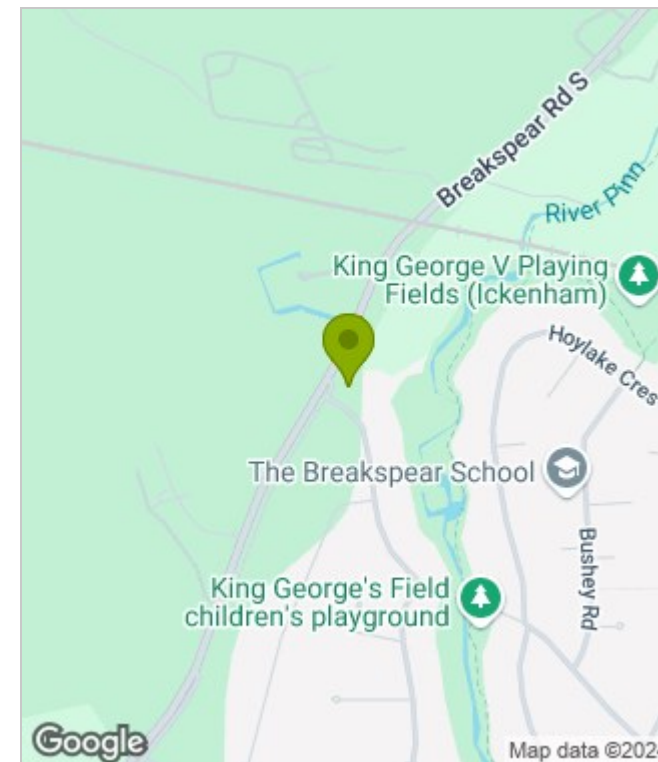
Ickenham station within walking distance with the Metropolitan and Piccadilly line taking you to Uxbridge town centre, Ruislip and Central London. Highly regarded schools in the local area including Vyners secondary school and Breakspear. Along with a number of leisure facilities including Uxbridge and Ruislip Golf Club, Fusion gym and leisure centre as well local parks such as Breakspear and Swakeleys.



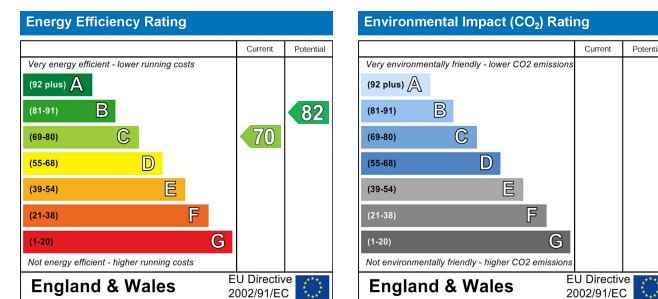
## Floor Plans



## Area Map



## Energy Performance Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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