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Aylsham Drive, Uxbridge, UB10 8UF  
£395,000

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**£395,000**

- Brand New Home
- Ground Floor W.C.
- Desirable & Central Location
- Hard Wood Floors
- Fully Integrated Designer Kitchen
- Large Driveway and Space To The Side
- Freehold
- Ideal First Time Purchase

## Description

This well-presented property presented in good condition throughout and offers comfortable living across two floors.

The ground floor features a spacious reception/dining room, a fitted kitchen, and a convenient downstairs WC.

Upstairs, the first floor comprises features a generously sized double bedroom and a modern bathroom.

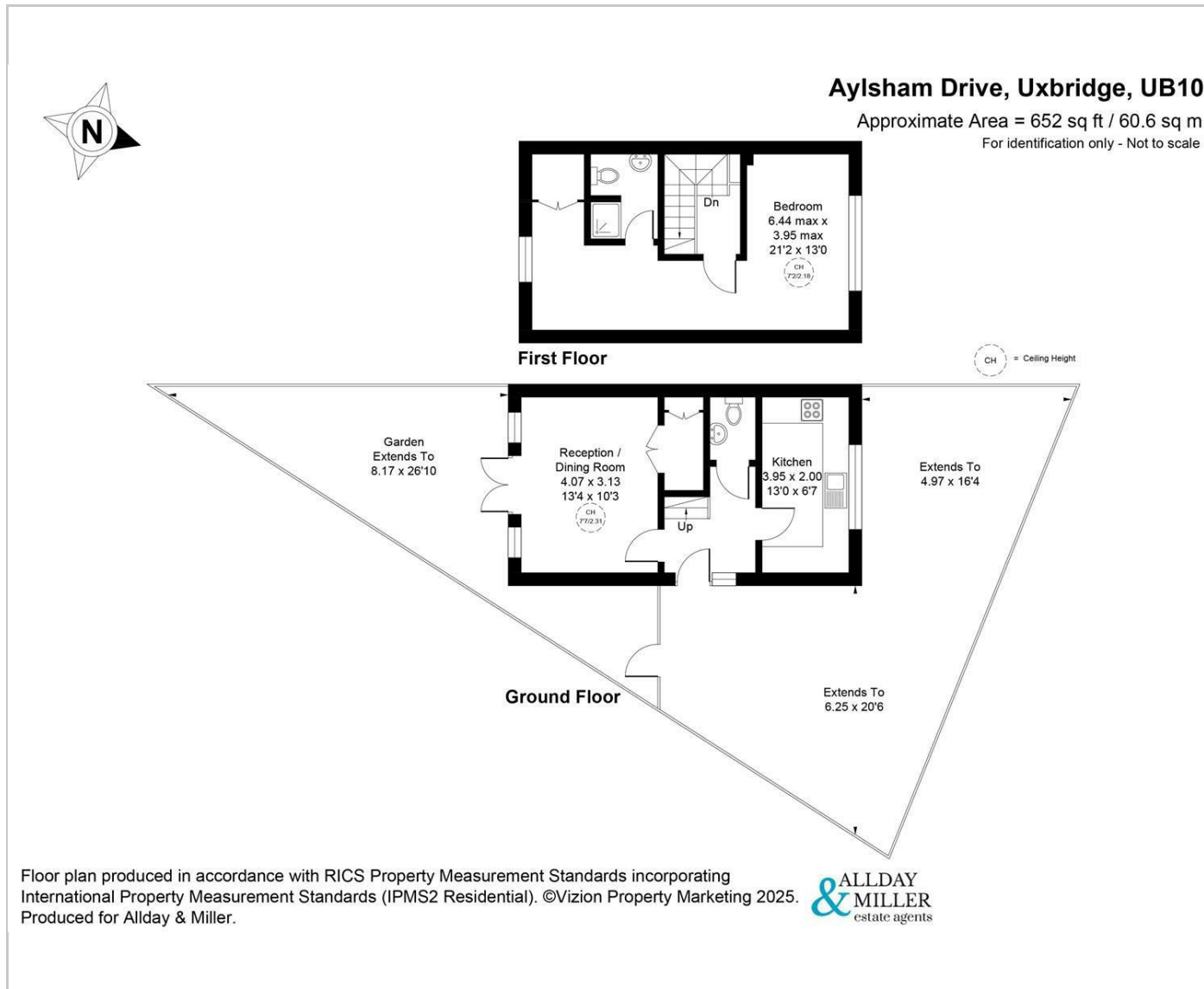
Externally, the property benefits from off-street parking to the front, while the rear boasts a private garden with a well-maintained lawn and a patio area, ideal for outdoor relaxation or entertaining.

## Situation

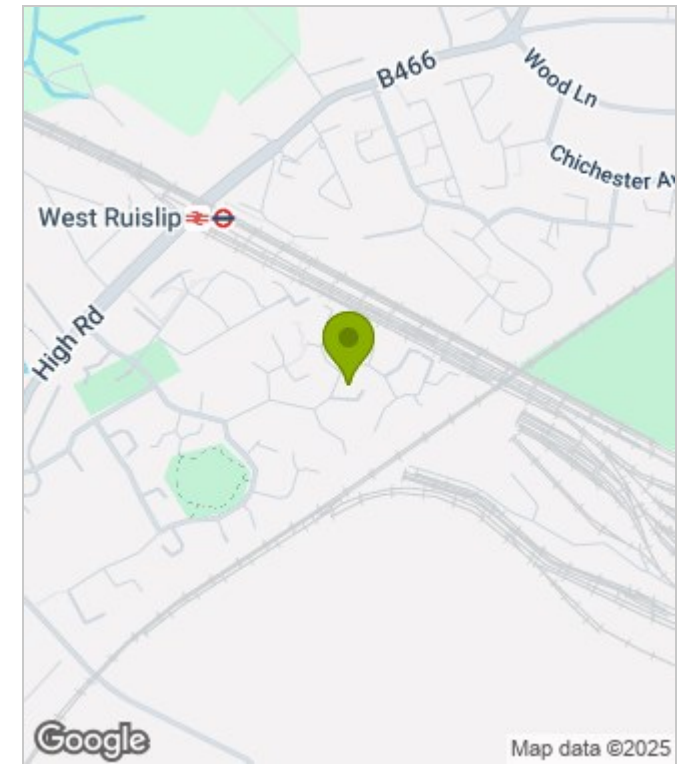
Aylsham Drive within close proximity to Ickenham High Street and its selection of shops, trendy cafes, takeaways and restaurants. Ickenham station (Metropolitan/Piccadilly) provides a reliable service into the city whilst West Ruislip Station, half a mile away is serviced by both tube and train lines into Marylebone Station in just 25 minutes, with regular trains every 15 minutes. For the motorist, there are excellent connections to central London via the M25 and the M40 making it a popular choice for professionals. For families, there are a number of highly regarded schools including Douay Martyrs, Vyners and Breakspear Infant & Juniors. Nearby leisure facilities include Ruislip Golf course, Ickenham tennis club and Ickenham cricket club.



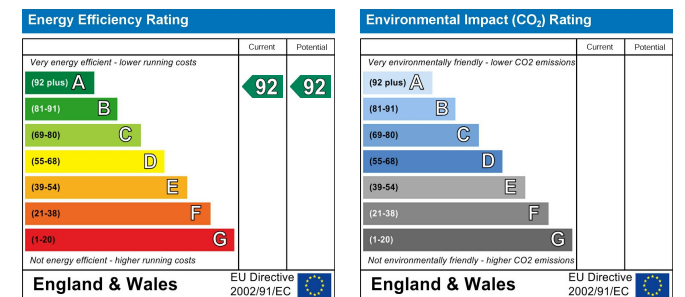
## Floor Plans



## Area Map



## Energy Performance Graph



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