



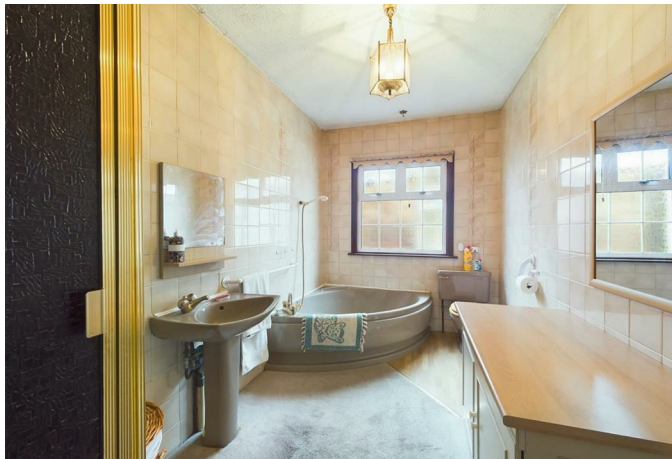
Halford Road, Ickenham, UB10 8QA





gibsonhoney

NO UPPER CHAIN. We are delighted to offer to the market this charming EXTENDED three bedroom detached bungalow which offers vast potential to further enhance and update to your own personal taste. This spacious property briefly comprises: Two DOUBLE bedrooms with built in wardrobes, third bedroom/office, fitted kitchen/breakfast room, larger than average bathroom suite and living room open planned to rear dining room. The property benefits include: Garage via own drive, double glazing, gas central heating, off street parking for several vehicles and good size south east facing rear garden with access to a utility room. Halford Road is only moments away from local schools including Vyners and Breakspear, walking distance to Swakeleys Park, Swakeleys Tennis Club and Swakeleys House. Ickenham Village is also a short distance away with its array of local shops and eateries. There are many transport links including bus routes with easy access to Ruislip & Uxbridge with the added benefit of Ickenham, Hillingdon & West Ruislip Station. The A40/M40/M25 access is also close by.



ENTRANCE PORCH

Side aspect double glazed front door, frosted door to:

ENTRANCE HALL

Radiator, doors to:

LIVING ROOM

Side aspect double glazed leaded light window, side aspect stained glass window, feature electric fireplace, radiator, leading to:

DINING ROOM

Rear aspect double glazed sliding door to rear garden, double radiator x 2, leading to:

KITCHEN/BREAKFAST ROOM

Rear aspect double glazed window with blind attachment, side aspect window, side aspect door to rear garden, tiled flooring, part tiled walls, stainless steel sink with drainer, cupboard housing boiler, integrated oven, four ring electric hob, extractor hood, space for appliances including: dishwasher, washing machine and fridge freezer.

BEDROOM ONE

Front aspect double glazed leaded light window, radiator, built in wardrobes x 2.

BEDROOM TWO

Front aspect double glazed leaded light window, radiator, built in wardrobes x 2.

OFFICE/BEDROOM THREE

Side aspect double glazed leaded light window with blind attachment, radiator.

BATHROOM

Side aspect double glazed leaded light frosted window with blind attachment, part laminate effect flooring, tiled walls, shower cubicle with shower attachment and mixer taps, bath tub with shower attachment and mixer taps, pedestal wash hand basin, low level wc, storage cupboard, hatch to loft space, radiator.

FRONT

Off street parking for two vehicles, laid to lawn, side access, double doors to garage.

REAR GARDEN

Patio area, mainly laid to lawn, panel enclosed fence, green house x 1, garden shed x 1, side access, doors to:

GARAGE

Dual aspect windows, front aspect double doors, power and lighting.

UTILITY ROOM

Dual aspect windows, power and lighting, space for appliances including freezer and tumble dryer.

COUNCIL TAX

London Borough of Hillingdon - Band F - £2,542.88

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

DISTANCE TO STATIONS

Hillingdon (0.3 Miles) -
Metropolitan/Piccadilly
Ickenham (0.6 Miles) -
Metropolitan/Piccadilly
West Ruislip (1.1 Miles) -
Central/Chiltern Railways



92 High Street, Ruislip, Middlesex, HA4 8LS

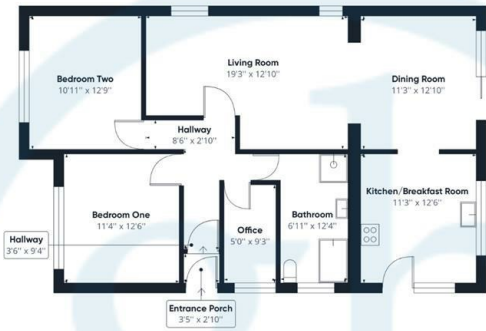
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Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1169.93 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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