



High Road, Ickenham, UB10 8LJ



gibsonhoney

NO UPPER CHAIN. Nestled in the heart of Ickenham is this beautifully presented & charming three bedroom terraced home boasting an impressive area of living space which has been designed graciously. The property benefits include; Large fitted kitchen/dining area, living room with bifold doors leading to the well presented rear garden, three double bedrooms with ensuite to the master bedroom and additional family bathroom. High Road Ickenham is set in Ickenham Village which is a short stroll away from 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. For the Motorist, the A40/M40/M25 access is also close by offering swift and easy access into central London and the home counties.



## ENTRANCE HALL

Side aspect door, oak wood flooring, coved ceiling, downlighting, under stair storage, radiator, stairs to first floor landing, doors to:

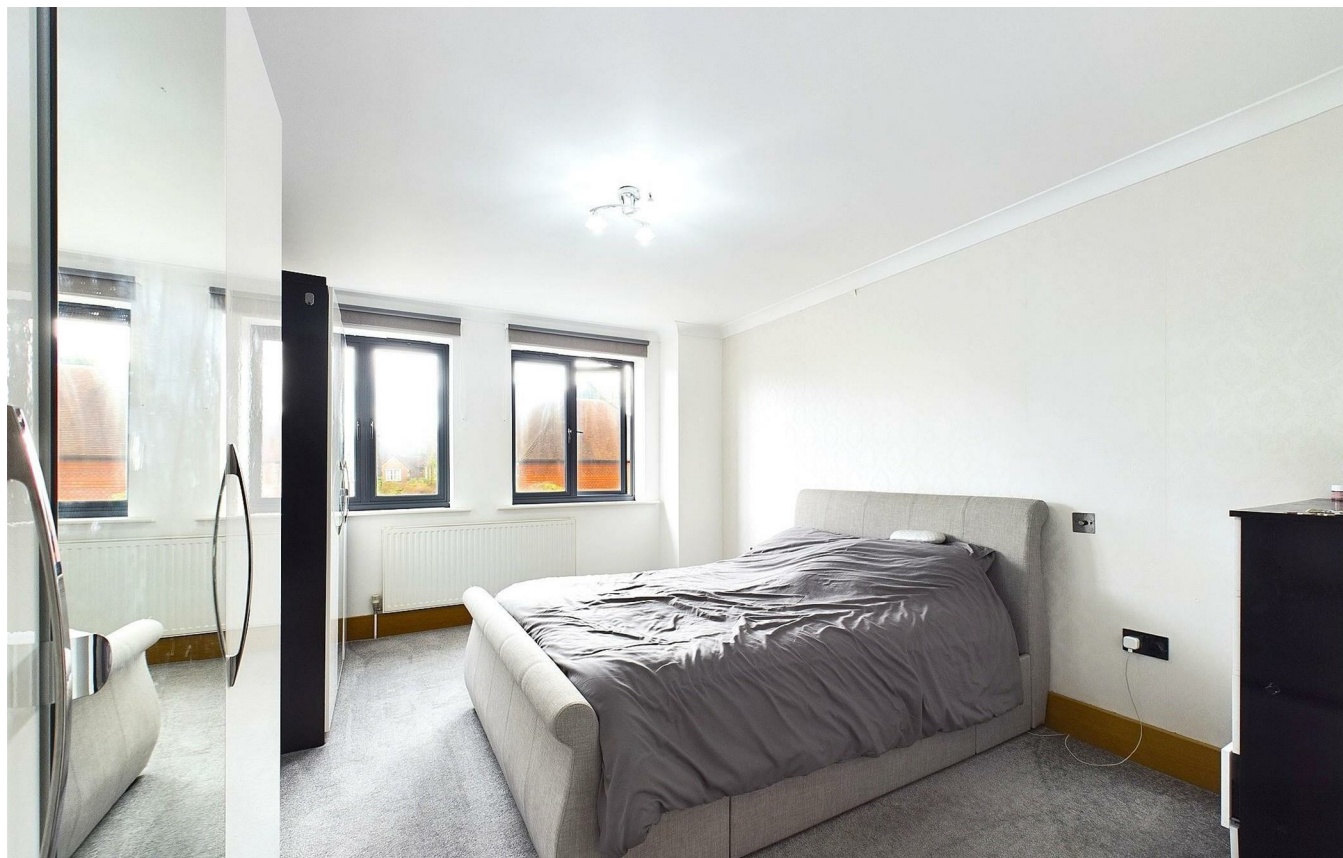
## KITCHEN/BREAKFAST ROOM

Front aspect double glazed windows, tiled flooring, part tiled walls, cupboard housing electric meter, coved ceiling,

downlighting, a range of base and eye level units, stainless steel sink with drainer, integrated appliances including: oven with six gas hob rings and extractor hood, washing machine and dish washer.

## LIVING ROOM

Rear aspect double glazed bifold door to rear garden, oak wooden flooring, coved ceiling, radiator.



## DOWNSTAIRS CLOAKROOM

Tiled flooring, part tiled walls, wall mounted boiler, wall mounted wash hand basin, low level wc, heated towel rail.

## FIRST FLOOR LANDING

Hatch to loft space, downlighting, coved ceiling, storage cupboard, doors to:

## BEDROOM ONE

Rear aspect double glazed window, radiator, coved ceiling, door to:

## ENSUITE

Vanity unit incorporating wash hand basin, stand in shower cubicle with mixer taps, low level wc, downlighting, heated towel rail.

## BEDROOM TWO

Front aspect double glazed window, radiator, coved ceiling.

## BEDROOM THREE

Front aspect double glazed window, radiator, coved ceiling.

## BATHROOM

Vanity unit incorporating wash hand basin, tiled enclosed bath

with shower attachment and mixer taps, low level wc, downlighting, radiator.

## FRONT

Laid to patio, permit parking available.

## REAR GARDEN

Laid to patio, artificial grass, panel enclosed fence, summer house.

## COUNCIL TAX

London Borough of Hillingdon - Band E - £2,278.09.

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

## DISTANCE TO STATIONS

0.2 Miles to Ickenham Station (Metropolitan & Piccadilly Lines)  
0.4 Miles to West Ruislip Station (Central Line)

92 High Street, Ruislip, Middlesex, HA4 8LS

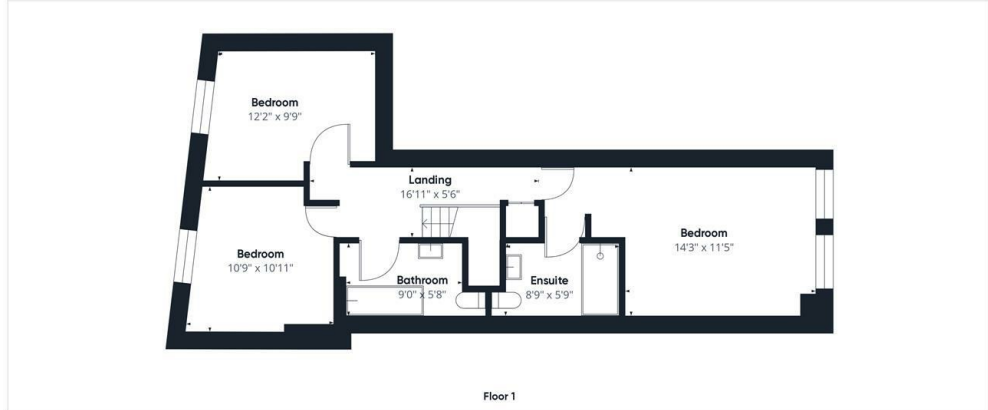
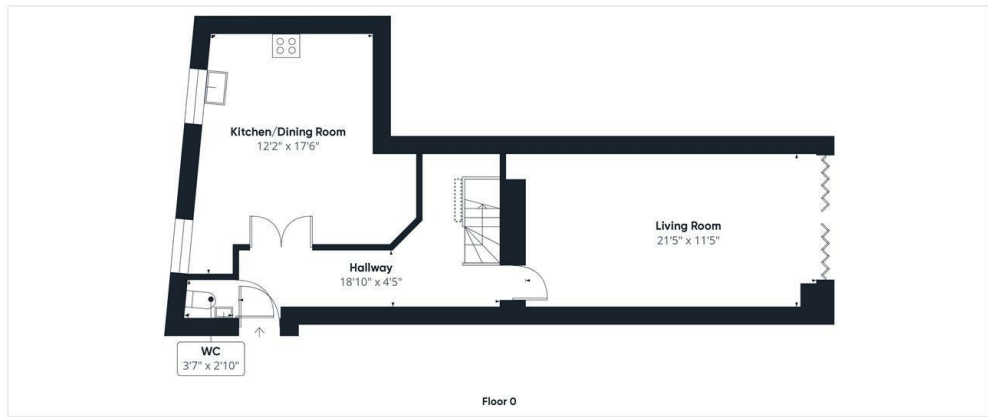
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**Approximate total area<sup>m</sup>**  
1243.6 ft<sup>2</sup>

**Reduced headroom**  
2.01 ft<sup>2</sup>

(1) Excluding balconies and terraces

(2) Reduced headroom (below 1.5m/4.92ft)

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 |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>90</b> |
| (81-91) <b>B</b>                            | <b>78</b>               |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



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