



Ickenham Close, Ruislip, HA4 7DJ  
£650,000



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We are pleased to present to the market this spacious three bedroom halls adjoining semi-detached home. Set on this wide plot equidistant to Ruislip and Ickenham High Streets, this property briefly comprises: Bay fronted living room, separate dining room, kitchen/breakfast room, bathroom and separate wc. The property benefits include: detached garage, parking, private rear garden, pantry and potential to extend subject to the usual planning constraints. Located just moments from the Central line and Chiltern Railways. Ruislip station (Metropolitan & Piccadilly) is also within walking distance, along with Ruislip's bustling High Street, offering multiple shopping facilities to include Waitrose, Co Op, Sainsburys Local and numerous restaurants. The A40/M25 are within striking distance offering swift and easy access to both Central London and the Home Counties.





### ENTRANCE PORCH

Front aspect double glazed windows, front aspect door, door to:

### ENTRANCE HALL

Front aspect windows, laminate effect flooring, stairs to first floor landing, under stair storage housing gas meter, radiator, doors to:

### LIVING ROOM

Front aspect double glazed bay window, radiator, feature fireplace.

### DINING ROOM

Rear aspect window, rear aspect door to rear garden, feature fireplace, radiator.

### KITCHEN

Dual aspect windows, side aspect frosted door to rear garden, a range of base and eye level units, stainless steel sink with drainer, radiator, space for a range of appliances including; oven with four electric hob rings, fridge freezer, separate freezer, door to:

### PANTRY

Side aspect frosted window, base and eye level unit, wall mounted Baxi boiler.

### FIRST FLOOR LANDING

Front aspect double glazed window, radiator, storage cupboard housing tank, doors to:

### BEDROOM ONE

Front aspect double glazed window, radiator, a range of built in wardrobes.

### BEDROOM TWO

Rear aspect window, radiator.

### BEDROOM THREE

Rear aspect window, laminate effect flooring, radiator.

### BATHROOM

Side aspect frosted window, tiled walls, panel enclosed bath with power shower attachment and mixer taps, pedestal wash hand basin, radiator.

### WC

Side aspect frosted window, low level wc, radiator.

### FRONT

Laid to lawn, pathway, parking accessed via public alleyway.

### REAR GARDEN

Patio area, mainly laid to lawn, panel

enclosed fence, side access, rear access, double doors to:

### GARAGE

Side aspect window, side aspect door.

### 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

West Ruislip (0.1 Miles) -  
Central/Chiltern Railways  
Ruislip (0.6 Miles) -  
Metropolitan/Piccadilly  
Ickenham (0.7 Miles) -  
Metropolitan/Piccadilly



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>52</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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