



Ickenham Close, Ruislip, HA4 7DJ



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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) A		
(81-91) B		
(69-80) C		76
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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