



Farm Close, UB10 8JB



A wonderful opportunity to purchase this spacious and well presented double fronted three/four bedroom terraced home established in this highly convenient location. This substantial family home which offers versatile living briefly comprises: bay fronted dining room, separate living room, downstairs cloakroom, three good size bedrooms, an additional downstairs bedroom which is currently used as an office, kitchen/breakfast room which was refurbished in 2021, new modern family bathroom which was put in, in 2023 and en suite to the master bedroom. Offering potential to extend subject to the usual planning constraints, the property benefits include: residents permit parking, welcoming entrance hall, garage, large rear garden with side access, double glazing throughout, under floor heating in the kitchen, hallway & wc, and gas central heating. Farm Close is conveniently close by to Ickenham Village which is 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. 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

Front aspect double glazed stained glass door, storage cupboard, under stairs storage, doors to:

### DINING ROOM

Front aspect double glazed bay window, radiator, leading to:

### KITCHEN/BREAKFAST ROOM

Rear aspect double glazed windows, rear aspect double glazed door

to rear garden, tiled flooring, part tiled walls, a range of base and eye level units, breakfast bar, one and a half stainless steel sink with drainer, electric hob with four rings and extractor hood, integrated appliances including oven and microwave, space for a range of appliances including fridge freezer, dish washer, dryer and washing machine.

### LIVING ROOM

Rear aspect double glazed door to rear garden, radiator.

### OFFICE/BEDROOM FOUR

Front aspect double glazed half bay window, radiator.

### DOWNSTAIRS CLOAKROOM

Low level wc, wash hand basin.

### FIRST FLOOR LANDING

Hatch to loft space, doors to:

### BEDROOM ONE

Front aspect double glazed window, storage cupboard, eaves storage x 2, radiator, double doors to:

### ENSUITE

Rear aspect double glazed frosted window, part tiled walls, shower cubicle with shower attachment and mixer taps, pedestal wash hand basin, low level wc, storage cupboard housing boiler and tank, downlighting, heated towel rail.

### BEDROOM TWO

Front aspect double glazed window, radiator.

### BEDROOM THREE

Rear aspect double glazed window, radiator, downlighting.

### BATHROOM

Rear aspect double glazed frosted window, tiled flooring, tiled walls, tiled enclosed bath with shower

attachment and mixer taps, vanity unit incorporating wash hand basin, low level wc, downlighting, heated towel rail.

### FRONT

Mainly laid to lawn, shared & private patio pathway.

### REAR GARDEN

Mainly laid to lawn, patio area, panel enclosed fence, garden shed x 2, side access.

### GARAGE

Up and over 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 (0.4 Miles) -  
Central/Chiltern  
Ickenham (0.5 Miles) -  
Metropolitan/Piccadilly  
Hillingdon (0.9 Miles) -  
Metropolitan/Piccadilly  
Ruislip (1.1 Miles) -  
Metropolitan/Piccadilly



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