

# Ickenham Close

Ruislip • Middlesex • HA4 7DJ

Asking Price: £950,000



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est 1986

# Ickenham Close

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Set in a peaceful neighbourhood within close proximity to well-regarded schools, this imposing three bedroom detached residences offers a flexible floor plan, offering a wealth of space and potential. Further benefits include off street parking via own drive and private rear garden. Ruislip & Ickenham High Street is a short walk away with its array of shops, restaurants and transport this property is a perfect family retreat and only minutes from all local amenities.

THREE BEDROOM

DETACHED

NO CHAIN

ENSUITE TO MASTER BEDROOM

THREE RECEPTION ROOMS

CONSERVATORY

FURTHER POTENTIAL TO EXTEND STPP

WALKING DISTANCE TO WEST RUISLIP & RUISLIP STATION

CUL DE SAC

2001 SQ.FT

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





## LOCATION

Ickenham Close is a quiet and peaceful neighbourhood within close proximity to well-regarded schools such as Breakspear primary, Sacred Heart primary and Douay Martyrs. There are excellent transport links with the A40 a short drive away giving access to London and the M25. Ruislip High Street and Ickenham Village are nearby with their local shops, restaurants and bars. Commuters are well suited with three London Underground stations in the area and with tube and National Rail services from West Ruislip Station serviced by both tube and train lines into Marylebone Station in just 25 minutes, with regular trains every 15 minutes. Alternatively, Ruislip and Ickenham stations only half a mile away, travelling into the city via the Metropolitan or Piccadilly lines couldn't be easier.

## DESCRIPTION

Upon entering the property you are greeted by a bright and airy hallway, with access to all ground floor rooms. The left side of the property includes a nice sized reception room and downstairs W.C. Across the hallway is the spacious double reception room that has direct access to the conservatory, allowing lots of natural light to flow throughout. The second reception room is benefited with a large window from the hallway and is perfect for family dining with a separate space for a study. The ground floor is completed with the kitchen/breakfast room which offers plenty of worktop space and storage. Stairs rise to the first floor, which boasts three large double bedrooms with the master benefiting from fitted storage and a dressing room with en suite. Completing the first floor is the family bathroom.

## OUTSIDE

To the front of the property is a paved driveway, providing off street parking with space for numerous cars. To the rear of the property is a good size private family garden laid to lawn with mature trees creating the boundary and a patio area, perfect for dining and relaxing in the summer months.



### Schools:

Sacred Heart Catholic Primary School (0.7 miles)  
Whiteheath Nursery, Infant & Junior School (1.1 miles)  
Ruislip High School (1.2 miles)



### Train:

West Ruislip (0.2 miles)  
Ickenham (0.8 miles)  
Ruislip (0.9 miles)



### Car:

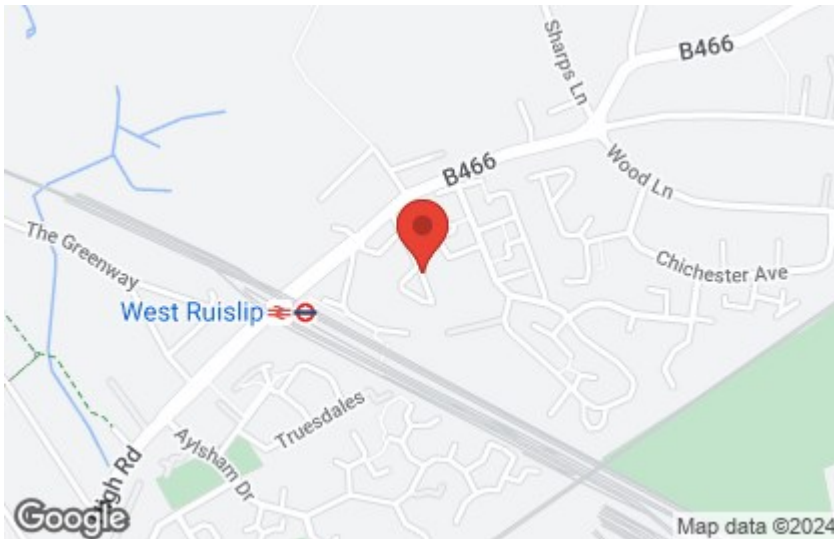
M4, A40, M25, M40



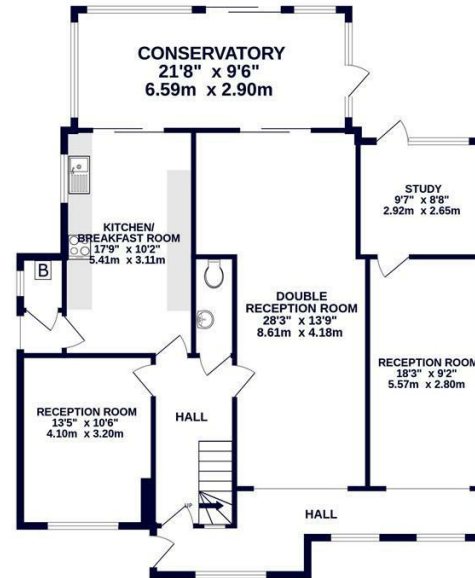
### Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
1373 sq.ft. (127.6 sq.m.) approx.



1ST FLOOR  
628 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 2001 sq.ft. (185.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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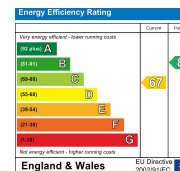


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