

Ickenham Close

Ruislip • Middlesex • HA4 7DJ

Asking Price: £975,000



coopers
est 1986

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Set in a peaceful neighbourhood within close proximity to well-regarded schools, this truly immaculate four bedroom detached residences offers a flexible floor plan and is ready to move straight into. Further benefits include off street parking via own drive and private rear garden. Ruislip 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. West Ruislip station is just 3 minutes' walk away and there is also a direct bus to Heathrow Airport.

DETACHED

FOUR BEDROOM

QUIET CUL DE SAC

OPEN PLAN KITCHEN/LIVING AREA

DOWNSTAIRS SHOWER ROOM

FAMILY HOME

SEPARATE CLOAKROOM

GARDEN

OUTBUILDING WITH POWER

1702 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.





SITUATION

Ickenham Close is a quiet and peaceful neighbourhood within close proximity to well-regarded schools such as Breakspear primary, Sacred Heart primary, Douay Martyrs and Vyners secondary. 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, bars. Commuters are well suited with five 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. Ruislip Golf Course and Ickenham Cricket club are all 5 minutes walk away.

DESCRIPTION

Presenting an exceptional family home which has been extended, renovated and impressively designed to offer a superb home in a sought after quiet cul-de-sac. Once inside the property, you are greeted by the hallway which has access to all ground floor rooms. To the front aspect is the living room with the benefit of a large bay window and feature fireplace. Heading towards the rear is a superb open plan kitchen with fitted appliances and plenty of storage and worktop space. Leading into the impressive dining/family room which is ideal for a relaxed family living area which boasts double sliding doors leading out to the garden, which allows the natural light to flood in. The ground floor also has the added benefit of a shower and w.c. To the first floor, there are four good size bedrooms (two with built-in wardrobes) and the eaves offer invaluable storage space. Completing the upstairs is the family bathroom and separate w.c.

OUTSIDE

To the front of the property is a paved driveway providing off street parking. To the rear of the property is a good size family garden laid to lawn with patio area, perfect for dining and relaxing in the summer months. There is also a outbuilding towards the end of the garden which has power and internet.



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:

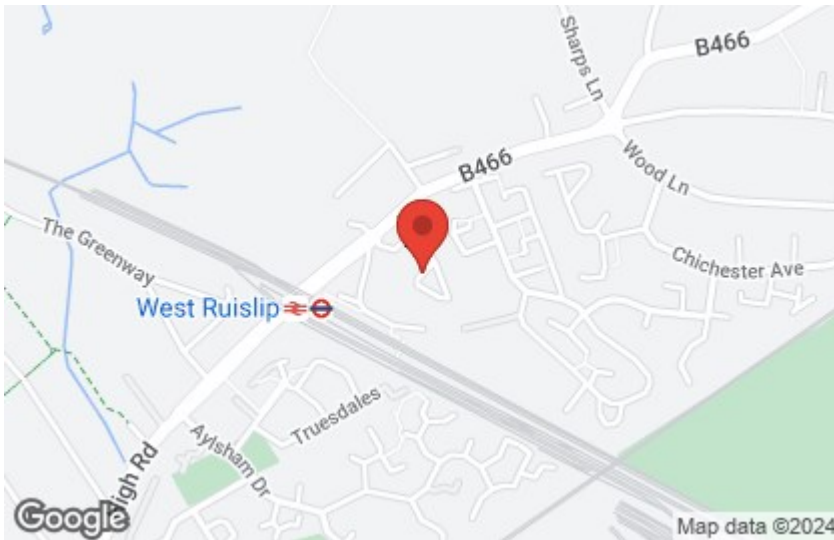
M4, A40, M25, M40



Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



OUTBUILDING
175 sq.ft. (16.2 sq.m.) approx.



GROUND FLOOR
893 sq.ft. (83.0 sq.m.) approx.



1ST FLOOR
809 sq.ft. (75.1 sq.m.) approx.



TOTAL FLOOR AREA : 1876 sq.ft. (174.3 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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Energy Efficiency Rating	Current	Target
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.