

Ickenham Close

Ruislip • Middlesex • HA4 7DJ

Asking Price: £725,000



coopers
est 1986

Ickenham Close

Ruislip • Middlesex • HA4 7DJ

Nestled in the heart of West Ruislip, this charming Edwardian semi detached home exudes timeless character and elegance. The ground floor features a welcoming porch, a living room with a tiled feature fireplace, and a dining room with a bay window overlooking the rear garden. Upstairs, there are three bedrooms, including a master with built-in wardrobes, and a family bathroom. The property boasts a block-paved driveway for off-street parking and a serene rear garden with a sun trap patio area.

Semi detached home

Three bedrooms

Living room

Dining room

Kitchen

Family bathroom

Garden

Off street parking

Close to tube station

Viewing recommended

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.





Property

Welcome to this charming Edwardian semi detached home, nestled in a desirable part of West Ruislip. As you enter through the porch into the hallway, you are greeted by the classic elegance of this period property. The ground floor presents a spacious living room to the front, featuring a tiled feature fireplace that adds warmth and character. Adjacent is the inviting dining room, illuminated by a bay window overlooking the well maintained rear garden. The kitchen, conveniently located next to the dining area, offers direct access to the outdoor space, ideal for seamless indoor-outdoor living. Ascending to the first floor, you will find three bedrooms comprising two doubles and a single. The master bedroom is enhanced by built in wardrobes, providing ample storage solutions. Completing this level is a family bathroom, ensuring convenience for daily routines.

Outside

The property boasts a block paved driveway at the front, providing off street parking, flanked by lush shrubs that enhance the curb appeal. The rear garden is a peaceful retreat, predominantly laid to lawn with a sun trap patio area at the back, perfect for al fresco dining or relaxing in privacy. Throughout, this home exudes the timeless charm and distinctive features characteristic of its Edwardian heritage, offering a blend of comfort and historic allure.

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.



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:

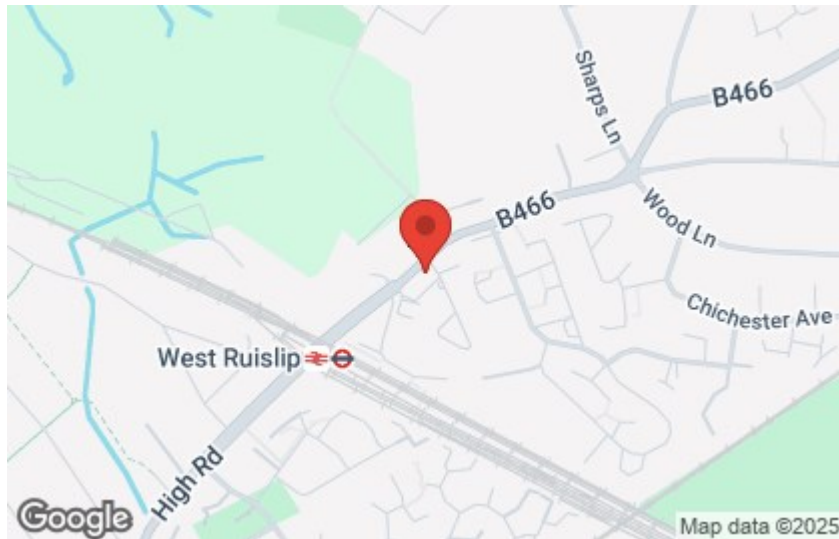
M4, A40, M25, M40



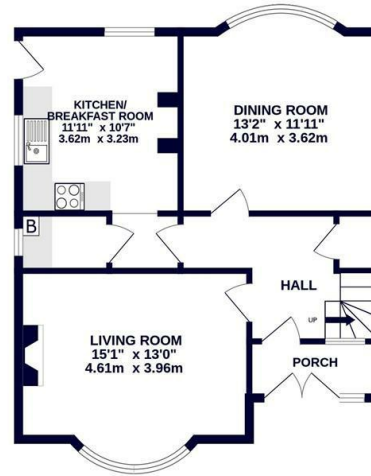
Council Tax Band:

E

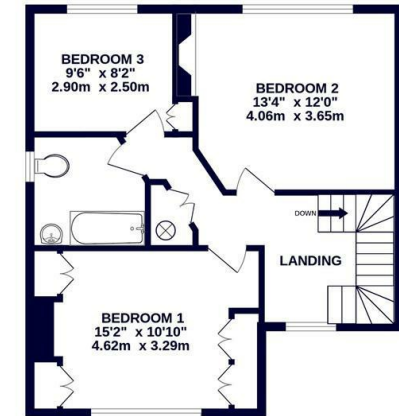
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
 621 sq.ft. (57.7 sq.m.) approx.



1ST FLOOR
 576 sq.ft. (53.5 sq.m.) approx.



coopers
 est 1986

TOTAL FLOOR AREA : 1197 sq.ft. (111.2 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.

Made with Metropix ©2024

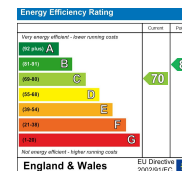
coopers
 est 1986

01895 625 625

126-128 High Street, Ruislip,
 Middlesex, HA4 8LL

ruislipsales@coopersresidential.co.uk

CoopersResidential.co.uk



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.