

Ickenham Road

Ruislip • Middlesex • HA4 7DG

Asking Price: £425,000



coopers
est 1986

Ickenham Road

Ruislip • Middlesex • HA4 7DG

Immaculately presented throughout and well proportion in size this two bedroom first floor maisonette is ready made for completely relaxed living and is set in an ultra convenient location. Fairfield Court is located close by to West Ruislip, Ickenham, and Ruislip's, restaurants and transport options. An excellent opportunity for a first time buyer, downsizer or investor.

TWO BEDROOM

FIRST FLOOR

MAISONETTE

MODERN

SPACIOUS

SOUGHT AFTER LOCATION

CLOSE PROXIMITY TO STATIONS

OFF STREET PARKING

GARAGE

930 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

Fairfield Court is privately set off Ickenham High Road and is merely footsteps from the bustling High Street where a vast number of shops, restaurants and transport links can be found. Alternatively the Duck Pond and Library are a short stroll away. For the motorist, there are excellent connections to central London via the M25 and the M40 making it a popular choice for professionals. Commuters are well suited with London Underground stations in the area. Ruislip station (Metropolitan/Piccadilly) is at the end of the High Street and West Ruislip Station a quarter mile away is serviced by both tube and train lines into Marylebone Station in just 25 minutes, with regular trains every 15 minutes. Nearby leisure facilities include Ruislip Golf course and bowling green.

DESCRIPTION

Presenting a great opportunity to own this larger than average two bedroom maisonette set in an ultra convenient location close to shops and transport links. The property offers spacious and light filled rooms which has been well looked after by the current owners with updated modern features and a fresh decor throughout. Upon entering through the garden, stairs rising to the first floor, you are greeted with a spacious hallway. To the right there is a sleek and stylish kitchen which benefits from a good range of eye and base level unit with, ample worktop space. There is a well proportioned lounge to the rear of the property with space for a dining table and chairs. . There are two double bedrooms both of which are good double sizes. To complete the property the modern and well maintained shower room.

OUTSIDE

The property's garden is beautifully landscaped with a variety of plants, featuring vibrant flower beds and a selection of potted plants scattered throughout. Each section is thoughtfully designed, offering a mix of shrubs, trees, and plants that add color and texture to the space. A seating area providing room for relaxation, while a charming shed at the end of the garden offers practical storage for tools and gardening supplies.



Schools:

Sacred Heart Primary (0.5 miles)
 Bishop Winnington-Ingram CofE (0.6 miles)
 Bishop Ramsey Secondary (0.9 miles)



Train:

West Ruislip (0.5 miles)
 Ruislip (0.6 miles)
 Ickenham (1.2 miles)



Car:

M4, A40, M25, M40



Council Tax Band:

(Distances are straight line measurements from centre of postcode)



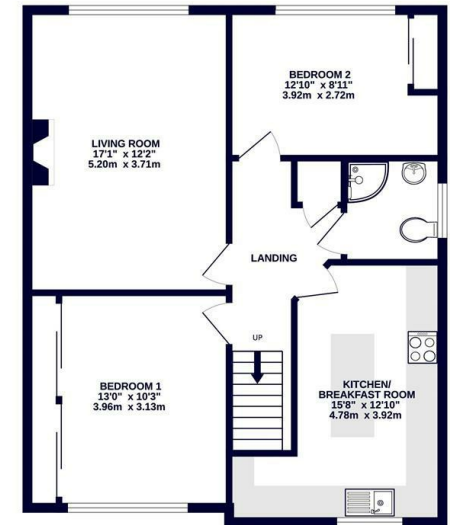
OVERLOOKING FLOOR
 135 sq.ft. (12.5 sq.m.) approx.



GROUND FLOOR
 416 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
 378 sq.ft. (35.0 sq.m.) approx.



coopers
 est 1986

TOTAL FLOOR AREA : 930 sq.ft. (86.4 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 ©2025



coopers
 est 1986

01895 625 625

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

ruislipsales@coopersresidential.co.uk

CoopersResidential.co.uk

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A++ (95-100)		
A+ (85-94)		
A (75-84)		
B (65-74)		
C (55-64)		
D (45-54)		
E (35-44)		
F (25-34)		
G (15-24)		
Not energy efficient - higher running costs		
England & Wales 2020/01/01		

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.