

Ickenham Road

Ruislip • Middlesex • HA4 7DG

Guide Price: £625,000



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This well-presented two bedroom semi detached bungalow offers spacious single level living in a peaceful and well connected location. The interior features a generous living/dining room, separate kitchen, and two versatile bedrooms, all arranged off a central hallway. Outside, the property benefits from a private driveway, detached garage, and a low-maintenance rear garden with excellent privacy. Located just moments from local shops, transport links, and leisure facilities, this home is ideal for downsizers, professionals, or anyone seeking comfort and convenience.

Chain free

Semi detached Bungalow

Two bedrooms

Living & dining room

Family bathroom

Garden

Off street parking

Garage

Peaceful location

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

Ideally positioned in a peaceful and sought after residential setting, this charming semi detached bungalow offers generous and well arranged accommodation, perfect for those seeking low-maintenance, single level living. The property features a bright and airy living/dining room that provides a comfortable space for both relaxing and entertaining. A separate kitchen offers plenty of workspace and storage, with direct access to the rear of the property. There are two good sized bedrooms, both offering flexible use to suit a range of needs such as guest accommodation, a home office, or hobbies. A well appointed family bathroom and handy storage options complete the layout. This attractive bungalow presents a fantastic opportunity for downsizers, professionals, or those looking to enjoy the ease of single storey living in a quiet yet well connected location.

Outside

To the front, the property enjoys a smart and low maintenance setting with a private driveway offering off street parking and direct access to a detached garage, ideal for secure storage or additional vehicle space. A neat brick wall borders the front garden, adding both charm and privacy to the entrance. To the rear, the garden is designed with ease of upkeep in mind, featuring a central artificial lawn bordered by decorative pebbles and a paved pathway. A high brick wall offers excellent privacy, making it a perfect space for outdoor relaxation or entertaining. The garden is fully enclosed, providing a safe and secure environment ideal for families or those with pets.

Location

Fairfield Court is nestled privately off Ickenham High Road, mere footsteps from the vibrant High Street offering a plethora of shops, restaurants, and convenient transport links. Nearby attractions such as the Duck Pond and Library are just a short stroll away. For motorists, the excellent connections to central London via the M25 and M40 make Fairfield Court an ideal choice for professionals. Commuters benefit from easy access to London Underground stations, with Ruislip station (Metropolitan/Piccadilly) located at the end of the High Street and West Ruislip Station just a quarter mile away, offering both tube and train services to Marylebone Station in just 25 minutes, with trains running every 15 minutes. Leisure enthusiasts will appreciate the proximity to Ruislip Golf Course and bowling green, ensuring a balanced lifestyle for residents of Fairfield Court.



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:

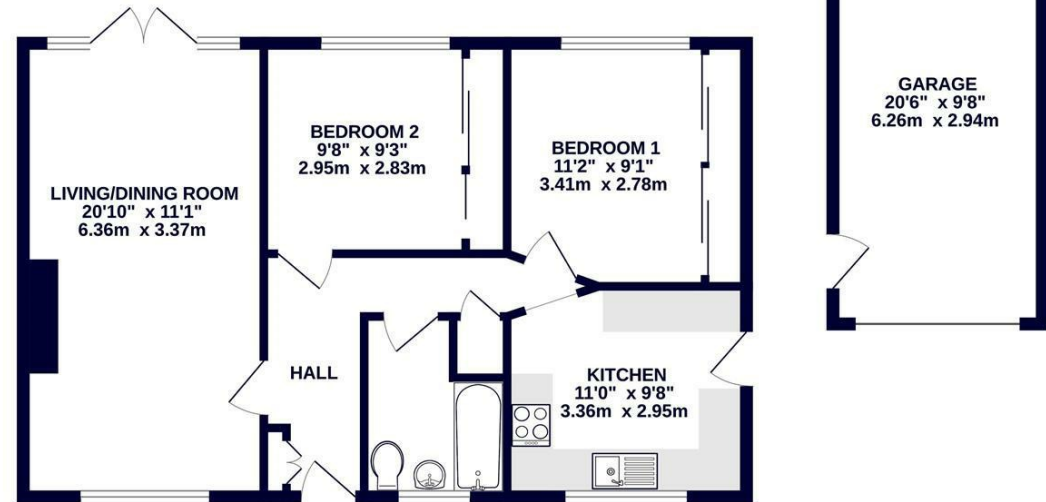
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(Distances are straight line measurements from centre of postcode)



GROUND FLOOR

896 sq.ft. (83.2 sq.m.) approx.



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TOTAL FLOOR AREA : 896 sq.ft. (83.2 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A++ (92-100)		
A+ (89-91)		
A (86-88)		
B+ (83-85)		
B (81-82)		
C (78-80)		
D (75-77)		
E (72-74)		
F (69-71)		
G (66-68)		
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.