

# The Avenue

Ickenham • Middlesex • UB10 8NR

Guide Price: £1,200,000



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est 1986



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Coopers are delighted to present to the market this one off and unique character property set on one of Ickenham's most sought after roads. The property and plot offers masses of scope and opportunity to create a fantastic home (STPP). The Avenue is an exclusive tree lined private residential road that is regarded as one of Ickenham's most prestigious and sought after locations. It is a short stroll to the village shops, restaurants and Metropolitan / Piccadilly line train station with direct links to The City and Baker Street, while London and the Home Counties are easily accessed via the A40. A number of highly regarded schools are within close proximity including Breakspear & Vyners Senior School. VIEWING BY APPOINTMENT ONLY,

Unique character property

Semi detached

Large plot

Development opportunity (STPP)

Private Road

Premium location in Ickenham

Close proximity to sought after schools

Walking distance to tube lines

Easy access to A40/M25

No chain

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**

This unique part timber framed property is steeped in history as it was built as the butlers and game keepers cottages for Swakeleys Manor House. It is located in the most sought after location in Ickenham. The property itself currently comprises of three reception rooms, a kitchen/breakfast room, and a shower room to the downstairs. Upstairs there are four bedrooms and two bathrooms. The property does require full modernisation, but therefore offers the opportunity to acquire one of Ickenham's longest standing properties with the potential to create the perfect home.

### **Outside**

The property and plot is set back on The Avenue and accessed via a long grass driveway. To the rear there is a vast garden that also comes with an external garage and workshop, two further garden stores, and a garden studio.

### **Location**

The Avenue is an exclusive tree lined private residential road that is regarded as one of Ickenham's most prestigious and sought after locations known for its grand houses with open and spacious gardens. It is a short stroll to the village shops, restaurants and Metropolitan / Piccadilly line train station with direct links to The City and Baker Street, while London and the Home Counties are easily accessed via the A40. A number of highly regarded schools are within close proximity including Breakspear Primary & Vyners Senior School. To the end of the road is Ickenham Tennis Courts and the award winning Swakeleys Park, which has been recently renovated and enjoys beautiful scenery and woodland areas.





### Schools:

Breakspear Primary School 0.5 miles  
Vyners Secondary School 0.7 miles  
Glebe Primary School 1.0 miles



### Train:

Ickenham Station 0.6 miles  
Hillingdon Station 1.0 mile  
West Ruislip Station 1.1 miles



### Car:

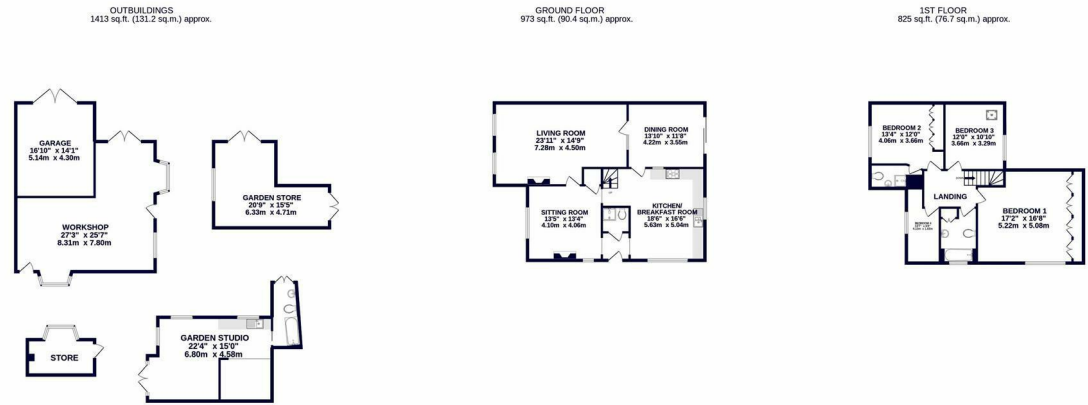
M4, A40, M25, M40



### Council Tax Band:

G

(Distances are straight line measurements from centre of postcode)



TOTAL FLOOR AREA : 3211 sq.ft. (298.3 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.