

Dukes Ride

Ickenham • Middx • UB10 8DA

Guide Price: £975,000



coopers
est 1986

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Located off one of Ickenham's most exclusive roads and surrounded by prestige homes, this traditional five bedroom detached home is a fantastic family haven offering a high-quality specification throughout. The property is located close to the A/M40 and local amenities. Ickenham village is just a short distance away and offers the Metropolitan/Piccadilly line whilst Uxbridge Town centre is nearby

Detached

Five bedrooms

Three bathrooms

Off street parking

Double garage

Quiet cul-de-sac

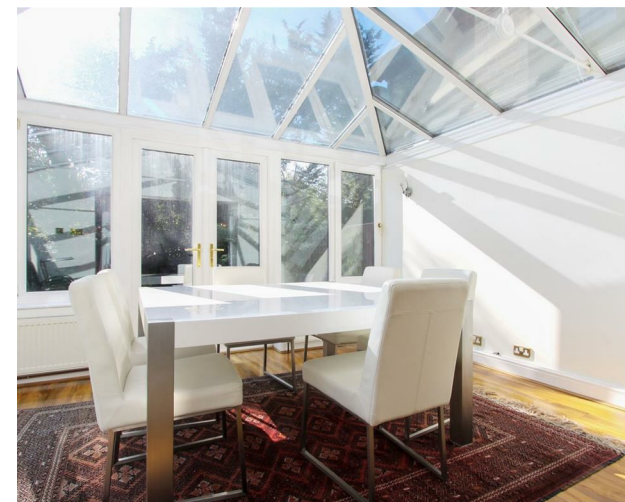
Secluded rear garden

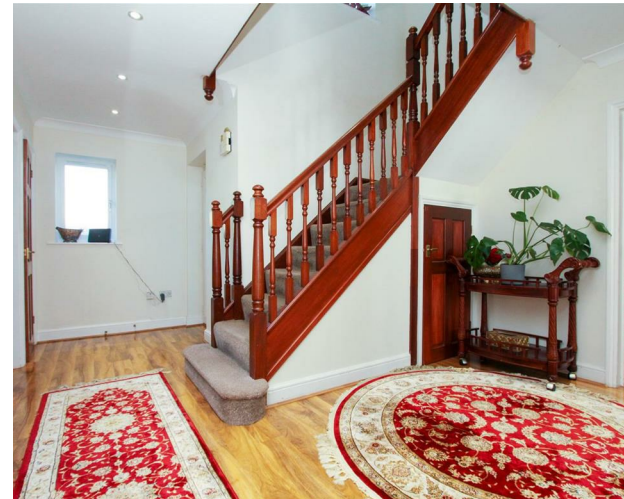
Close proximity to sought after schools

No chain

Easy access to A40/M25

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 detached home offers an abundance of space for the family to enjoy. The downstairs accommodation comprises of, a porch and spacious entrance hall with a feature staircase, a large living room and conservatory, a dining room, a study/office, a shower room, a fitted kitchen and separate utility. On the first floor there is a large landing leading to three double bedrooms, two single bedrooms, and the family bathroom. There master bedroom also benefit from an en-suite.

Outside

To the front there is a driveway with parking spaces for multiple vehicles. The double garage creates further space for vehicles or useful storage. To the rear, a low maintenance garden perfectly laid to lawn and with a shrubbery border and hedge line to the rear creating privacy.

Location

Dukes ride is a private residential road that is regarded as one of Ickenham's most prestigious and sought after locations, where property rarely comes to the market. The property is a short stroll to the village shops, restaurants and train stations with Ickenham station providing the Metropolitan/Piccadilly line and West Ruislip offering the Central/BR lines with direct links to The City and West End. For the motorist London and the Home Counties are easily accessed via the A40/M25. A number of highly regarded schools including Vyners Secondary school are within close proximity along with a number of leisure facilities including Uxbridge Golf Club.



Schools:

The Breakspeare Primary School 1.5 miles
Hermitage Primary School 1.2 miles
Vyners Secondary School 0.5 miles



Train:

Hillingdon Station 1.3 miles
Ickenham Station 1.6 miles
Uxbridge Station 1.3 miles



Car:

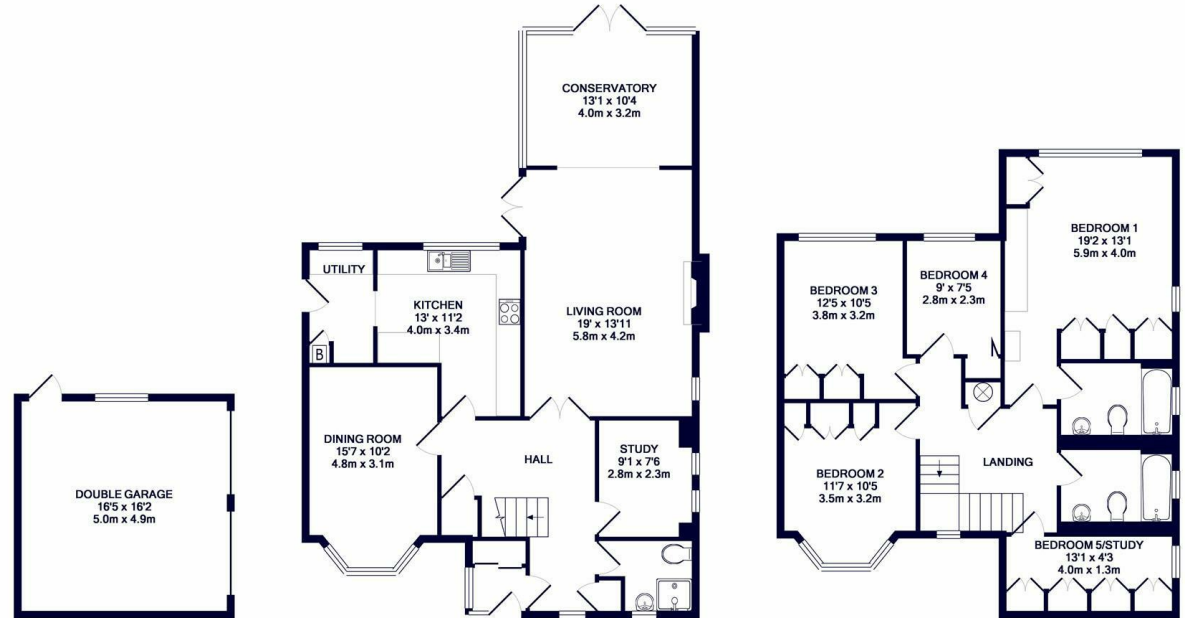
M4, A40, M25, M40



Council Tax Band:

G

(Distances are straight line measurements from centre of postcode)



OUTBUILDING
APPROX. FLOOR
AREA 265 SQ.FT.
(24.6 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 981 SQ.FT.
(91.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 831 SQ.FT.
(77.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 2078 SQ.FT. (193.0 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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 | | |
| Energy efficient | B | | |
| Decent | C | | |
| Below average | D | | |
| Less than average | E | | |
| Energy inefficient - higher running costs | F | | |
| Very energy inefficient - higher running costs | G | | |

England & Wales
E3 (Effective 2022/01/01)

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.