

Long Lane

Ickenham • Middlesex • UB10 8QS

Guide Price: £895,000



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This beautifully presented, three/four bedroom semi detached property would make the perfect family home. With modern interiors throughout, the property boasts a high specification finish for stylish living. Long Lane is a fantastic location in Ickenham, situated minutes away from the high-street, which offers an array of shops, restaurants and cafes. There is easy access to the A40/M40/M25 and direct links into the city via the metropolitan, Piccadilly and central lines.

Semi detached

Three double bedrooms

Modern interiors throughout

Large garden

Off street parking

Open plan living area

Outbuilding and entertaining area

Near to Ickenham and Hillingdon station

Close to sought after schools

Easy access to A40/M40/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

As you enter this family home, you are first met by an airy entrance hallway. Directly to the right, is the home office/study, great for when working from home. Next to this is a convenient utility/shower room. To the left of the hallway, there is an open and spacious front reception room. To the rear of the house, there is a wonderful large, open plan living room and kitchen, with ample worktop space and a breakfast area. The room is filled with light, having a skylight, bifold doors, and views into the garden. On the first floor, there are two double bedrooms both with well designed fitted wardrobes, and a modern tiled family bathroom. Bedroom one benefits from having its own ensuite bathroom. On the second floor, there is a loft conversion into two rooms, one is used as a sitting room with space for storage, and the other as an additional bedroom.

Outside

The property offers off-street parking, having a paved driveway, with space for up to three cars. To the rear, there is a large secluded garden with a perfectly manicured landscaped lawn, a large patio accessed directly from the bifold doors, and a superb BBQ area to the rear, which is perfect for entertaining guests. Also to the rear there is an outbuilding towards which has its own w/c.

Location

Long Lane is a convenient and most sought after location for the modern family, offering access to a number of local amenities including local shops and numerous bus links. Ickenham's Metropolitan and Piccadilly line train station is nearby whilst West Ruislip Central line station is a stroll or short bus journey or drive away. There are a number of highly regarded local schools including Douay Martyrs Secondary and Glebe Primary school. The A40/ M40 with its links to London and the Home Counties are a short drive away along with Uxbridge Town centre with its multitude of shopping facilities, bars and restaurants.



Schools:

Douay Martyrs Catholic 0.1 mile
Glebe Primary 0.4 miles
Vyners Secondary 0.7 miles



Train:

Hillingdon 0.3 miles
Ickenham 0.6 miles
West Ruislip 1 mile



Car:

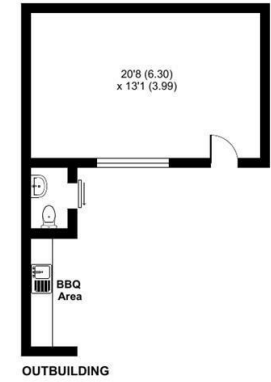
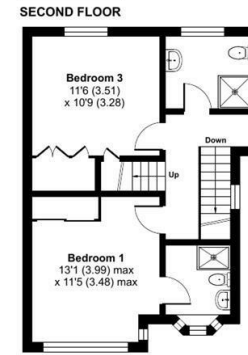
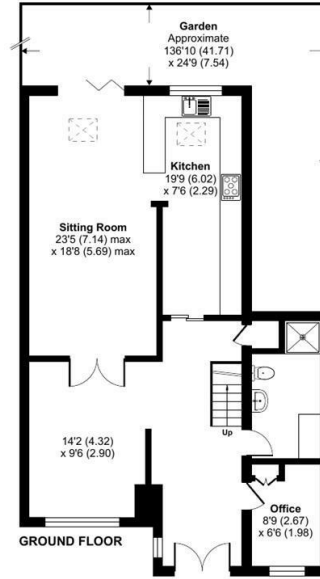
M4, A40, M25, M40



Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



Long Lane, Ickenham, Uxbridge, UB10

Approximate Area = 1722 sq ft / 159.9 sq m
Limited Use Area(s) = 28 sq ft / 2.6 sq m
Outbuildings = 321 sq ft / 29.8 sq m
Total = 2071 sq ft / 192.3 sq m
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Coopers. REF: 1047425

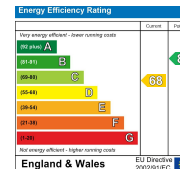


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