

Austins Lane

Ickenham • Middlesex • UB10 8RH

Guide Price: £720,000



coopers
est 1986

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APPROVED PLANNING PERMISSION! This four-bedroom semi-detached home is presented in excellent condition and boasts fantastic space throughout, making it an ideal home for families of all sizes. The property is set on a popular residential road in Ickenham. Austins Lane is located nearby to amenities, transport links and sought after schools.

The property also benefits from a large well-maintained rear garden that is perfect for outdoor entertaining and relaxing. Please contact the office for more details regarding the planning.

Semi detached

PLANNING PERMISSION APPROVED

Four bedrooms

Off-street parking

Excellent condition throughout

En-suite to master bedroom

Large rear garden

Fantastic residential location

Walking distance to tube lines

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

Upon entering the house, you will be greeted by a spacious and bright hallway, which is finished with neutral decor. The hallway leads into a large open living/dining room, and to the rear is a further study area with access to the garden. The fitted kitchen is also located to the rear of the property overlooking the garden. To the first floor there are two double bedrooms, one single bedroom, and a family bathroom. To the top floor is the wonderful spacious master bedroom that features an en-suite bathroom. In summary, this beautiful four-bedroom semi-detached family home in Ickenham is in excellent condition and boasts a range of modern features that make it the perfect home for families.

Outside

To the front of the property there is a paved driveway providing off-street parking. To the right there is a shared driveway with access to the garage and garden. To the rear there is a well-maintained garden with a patio closest to the house and a further patio to the end of the garden that is perfect for outdoor entertaining. The garden also features a playroom to the rear of the garage.

Location

Austins Lane is a quiet road located in close proximity to Ickenham High Street and its selection of shops, cafes, restaurants and schools. This property is well located to both West Ruislip and Ickenham tube stations offering easy access into central London via the Central and Metropolitan / Piccadilly lines. The house is conveniently located to the A40 with its access into London and the Home Countries.



Schools:

Glebe Primary School 0.3 miles
The Breakspear School 0.8 miles
The Douay Martyrs Catholic School 0.2 miles



Train:

Ickenham 0.1 miles
West Ruislip 0.5 miles
Hillingdon 0.7 miles



Car:

M4, A40, M25, M40



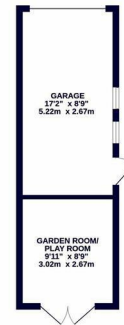
Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



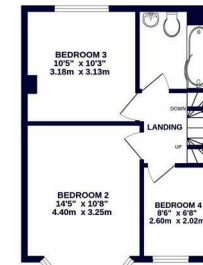
OUTBUILDING
237 sq ft (22.0 sq m) approx.



GROUND FLOOR
594 sq ft (55.2 sq m) approx.



1ST FLOOR
402 sq ft (37.4 sq m) approx.



2ND FLOOR
202 sq ft (18.7 sq m) approx.



TOTAL FLOOR AREA: 1496 sq.ft. (139.0 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		
Energy efficient	B		
Decent energy efficiency	C		
Below average energy efficiency	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - higher running costs	F		
Extremely energy inefficient - very high running costs	G		

England & Wales
E3 (Current) vs E3 (Target)
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.