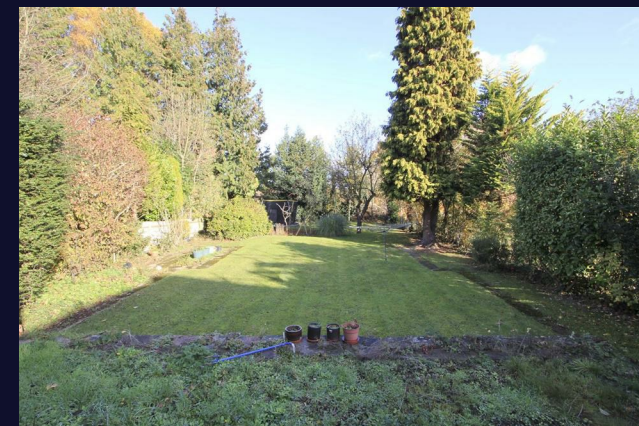


Copthall Road West

Ickenham • Middlesex • UB10 8HT
Offers In Excess Of: £850,000



coopers
est 1986

Copthall Road West

Ickenham • Middlesex • UB10 8HT

PLANNING PERMISSION APPROVED. A stunning four bedroom detached home in one of Ickenhams finest locations. With off street parking and a good sized garden, it comes to the market with planning approved to create extra space and a lovely family home. Copthall Road West is a beautiful tree lined road in a quiet spot in Ickenham. Local transport links are available from nearby Ickenham or West Ruislip (Central line) tube stations (Metropolitan/Piccadilly) providing reliable links into the City and West End. For the motorist the A40 is a short drive away providing access to Central London. Contact the office for more details regarding the planning.

Detached home

Potential to extend (PLANNING APPROVED)

Fitted kitchen

Through living/dining room

Conservatory

Large secluded garden

Two bathrooms

Ample off street parking

Close proximity to well-regarded schools

A40 a short drive away for the motorist

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 generously proportioned four bedroom detached home cleverly integrates spacious living over two floors. Providing a relaxed setting nearby to local amenities, this home offers a perfect opportunity for well suited family living. Once through the entrance porch you are welcomed to the generously spacious hall, the attractive nature of the inside of this property is revealed. There is a fitted kitchen, benefiting from integrated appliances and granite work surfaces with views looking out to the rear garden. The living room can be accessed via a door in the hallway and flows into the spacious dining room and conservatory where there are patio doors leading out to the rear garden. From the dining room is access into the fourth bedroom and downstairs bathroom. Heading upstairs, you have two spacious double bedrooms both having excellent built in wardrobes, the third bedroom is at the front and is also a good size with fitted cupboards. Completing upstairs is the family bathroom and separate w.c.

Location

Copthall Road West is an aesthetically pleasing tree lined road in one of Ickenhams popular locations. Close to local transport links such as the A40, M40 and M25 where you can get into Central London and the home counties very easily. Alternatively, bus links are approximately a 10 minute walk away taking you to Ickenham, Ruislip and Uxbridge. For families, there are a number of highly regarded schools that cater for children of all ages within close proximity including Breakspear and Vyners Secondary School, along with a number of leisure facilities including Uxbridge and Ruislip Golf Club, Fusion gym and leisure centre as well local parks such as Breakspear and Swakeleys.

Outside

To the front of the property there is off street parking for multiple cars. A wide side access leads to the back garden which has a large patio space closest to the house whilst the rest of the garden is immaculately laid to lawn with some shrub borders.



Schools:

The Breakspeare Primary School 0.5 miles
Vyners Secondary School 1.1 miles
Glebe Primary School 1.3 miles



Train:

Ickenham Station 1.0 miles
West Ruislip Station 1.2 miles
Hillingdon Station 1.6 miles



Car:

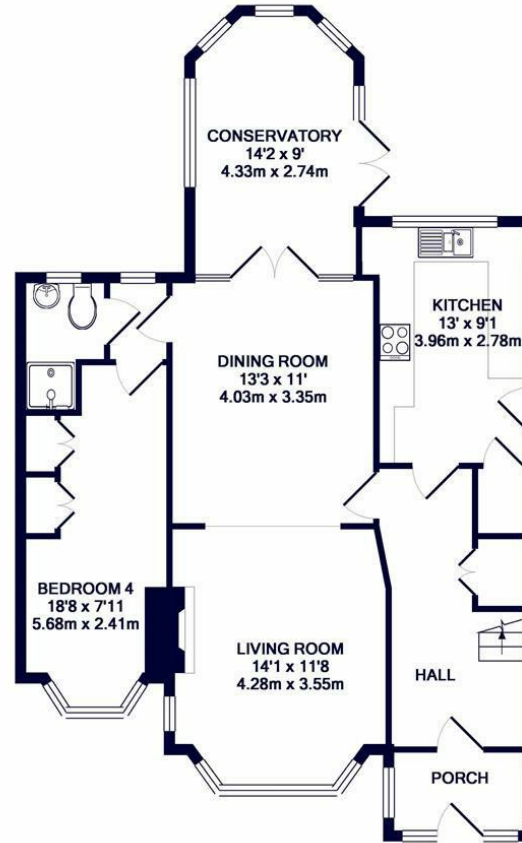
M4, A40, M25, M40



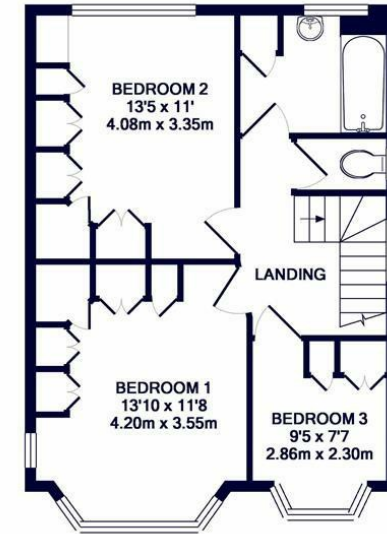
Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
APPROX. FLOOR
AREA 852 SQ.FT.
(79.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 506 SQ.FT.
(47.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1357 SQ.FT. (126.1 SQ.M.)

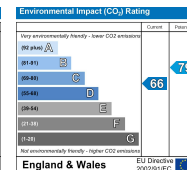
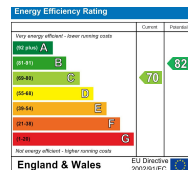
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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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.

