

# Pepys Close

Ickenham • Middlesex • UB10 8NY

Guide Price: £825,000



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This four bedroom property offers the opportunity to create your dream home. Having an abundance of potential to extend in numerous ways, it is the ideal property for the growing family. Creating a charming lifestyle retreat in an excellent location, the property is within a short walk of the village shops and Ickenham Station. The property briefly comprises, a fitted kitchen, utility, downstairs w/c, living/dining room, four bedrooms, family bathroom, driveway, garage, and a rear garden.

No chain

Four bedrooms

Two bathrooms

Potential to extend (STPP)

South facing private garden

Garage

Close to sought after schools

Near to Ickenham high street

Close to Ickenham and West Ruislip station

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 sizable family home through the porch you are then welcomed by a bright and airy entrance hall. The garage can be entered through the porch, which offers an abundance of storage space having the added luxury of a large pitched roof. The garage offers also further scope to create an additional living space or office space offering a great luxury for the potential to work from home. To the right of the hallway there is the spacious living room offering a great space for the growing family, which then flows into the dining room which has French doors offering views over the secluded rear garden. To the left of the property there is a large kitchen and breakfast area, with the added convenience of a utility room. The kitchen breakfast area offers enormous potential for the growing family to extend out further to the rear subject to planning permission. Also to the left of the hallway is a downstairs w/c along with under stair storage. On the first floor there are four sizable bedrooms. The main bedroom has the benefit of an en-suite bathroom and fitted wardrobes, bedroom two also has the benefit of fitted wardrobes. A tiled family bathroom is also located on the first floor.

### Outside

This property offers ample off street parking, having a paved driveway. There is also a large garage, for extra parking or storage. To the rear is a private south facing landscaped garden, with a patio area which is great for entertaining in the summer months. There is also the benefit from side access to the left of the property.

### Location

This property is located footsteps from the village which offers a superb range of fashionable shops, cafés and restaurants whilst the pleasant open space of Swakeleys park and duck pond are a short stroll away. Ickenham station (Metropolitan/Piccadilly lines) is a short walk away providing reliable links into the City and West End. Alternatively West Ruislip station is serviced by both tube (Central line) and train lines into Marylebone Station in just 25 minutes, with regular trains every 15 minutes. For the motorist the A40 is a short drive away providing access to Central London and links to the M40/M25. For families, there are a number of highly regarded schools including Douay Martyrs, Breakspear Infant and Juniors and Vyners Senior School, along with a number of leisure facilities including Uxbridge Golf Club and Ruislip bowls club.



### Schools:

Glebe Primary School 0.5 miles  
The Breakspear School 0.8 miles  
Vyners School 0.6 miles



### Train:

Hillingdon 0.3 miles  
Ickenham 0.4 miles  
West Ruislip 0.9 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
871 sq.ft. (80.9 sq.m.) approx.



1ST FLOOR  
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA: 1438 sq.ft. (133.6 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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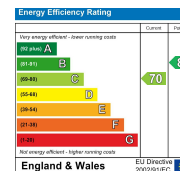
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