

The Grove

Ickenham • Middlesex • UB10 8QL

Guide Price: £875,000



coopers
est 1986

The Grove

Ickenham • Middlesex • UB10 8QL

Set in a sought after location in Ickenham is this beautifully appointed five bedroom semi-detached home. This property offers an abundance of space and light making it ideal for the growing family. The property briefly comprises of an entrance porch and hall, a dining room, an office, spacious living room, fitted kitchen, a convenient utility room, downstairs w/c, five bedrooms and two bathrooms. The Grove is a very sought after road and is a convenient location in Ickenham being a short walk to Hillingdon Station, and for the motorist the A40/M40 is easily accessible.

Five bedrooms

Semi detached

Spacious garden

Built in wardrobes

Large kitchen/breakfast room

Convenient utility room

Off street parking for multiple vehicles

Well presented throughout

Sought after road in Ickenham

Close to local amenities

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 the property you are first met by an entrance porch and spacious hallway. Immediately to the left of the hallway is the office/study and to the right there is bay fronted reception room currently being used as the dining room. As you make your way down the hallway to the left there is a fantastic fitted kitchen/breakfast room with the convenience of a separate utility and w/c. To the right is the light filled living room with French doors allowing access to the garden. On the first floor there are three double bedrooms, two with the luxury of fitted wardrobes, and two single bedrooms. Completing the accommodation there is a family bathroom and a second shower room with w/c.

Outside

This property offers ample off street parking, having a great sized pebbled driveway. To the rear of the property is a large south west facing garden with an added patio area, perfect for entertaining the family and guests. A sizable garden is located at the back of the property and is surrounded by shrubs and greenery. There is also a patio area, which is excellent for outdoor summer entertaining.

Location

The Grove is a sought after location, being a quiet and peaceful neighbourhood, with close proximity to well-regarded schools such as Breakspear primary, Douay Martyrs and Vyners secondary schools. There are excellent transport links with the A40 a short drive away giving access to London and the M25. Ickenham Village is also nearby with its local shops, restaurants, bars and Ickenham Metropolitan/Piccadilly Line Station. Alternatively West Ruislip is on the Central/Chiltern line. Nearby leisure facilities include Ickenham tennis club, Ickenham cricket club and Hillingdon Sports & Leisure Complex.



Schools:

Glebe Primary School 1.2 miles
Vyners School 0.6 miles
Breakspear School 1.3 miles



Train:

Hillingdon Station 0.5 miles
Ickenham Station 0.9 miles
West Ruislip Station 1.3 miles



Car:

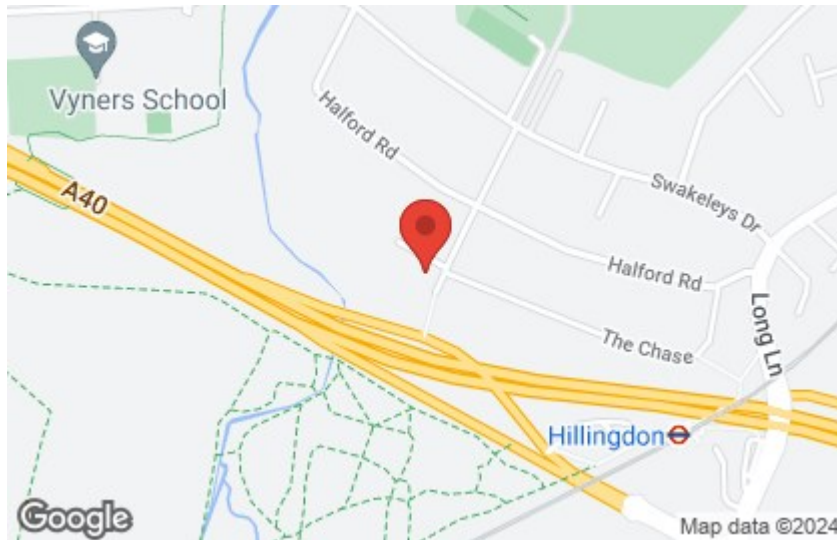
M4, A40, M25, M40



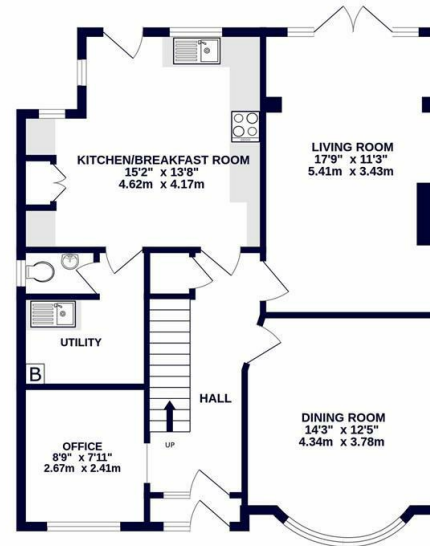
Council Tax Band:

F

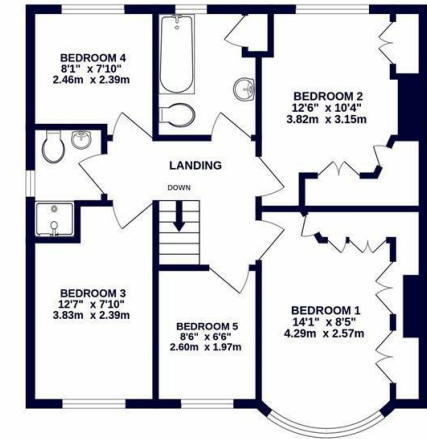
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
807 sq.ft. (75.0 sq.m.) approx.



1ST FLOOR
611 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 1418 sq.ft. (131.8 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.
Made with Metropix ©2023



01895 547 011

27-29 Swakeleys Road, Ickenham,
Middlesex, UB10 8DF

ickenham@coopersresidential.co.uk

CoopersResidential.co.uk

coopers
est 1986

Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
A	79-100	73	82
B	69-78		
C	59-68		
D	49-58		
E	39-48		
F	29-38		
G	1-28		
Not energy efficient - higher running costs			
England & Wales			
EPC Guidance 2022/01/10			

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.