

Glebe Avenue

Ickenham • Middlesex • UB10 8PG

Guide Price: £650,000



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est 1986

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This home is presented in immaculate condition throughout and offers spacious living accommodation making it an ideal purchase for the growing family. The property also benefits from a wonderful landscaped rear garden to enjoy in the summer months. Glebe Avenue is a fantastic family location in Ickenham being within easy reach to Ickenham and West Ruislip Stations, Ickenham Village and Glebe Primary School. This family home briefly comprises of a living room, dining room, a fitted kitchen, three bedrooms and a bathroom.

Semi detached

Three bedrooms

Immaculately presented throughout

Off street parking

Beautiful landscaped garden

Potential to extend (STPP)

Fully tiled bathroom

Close proximity to sought after schools

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

As you enter this family home, you are welcomed by an airy hallway. To the left of the hallway there is the bright living room which flows into the dining area where there is access to the garden. To the rear of the property there is a modern fitted kitchen overlooking the garden. The garden is also accessed from here. On the first floor there are two double bedrooms and one single room. A modern fully tiled family bathroom is also located on the first floor.

Outside

To the front of the property there is off street parking for one car, and to the right there is a shared driveway providing access to the rear garden. To the rear, there is a beautifully landscaped garden with a large patio area which is great for entertaining.

Location

Glebe avenue is located a short walk from Ickenham Village which offers a superb range of shops, cafes and restaurants whilst the pleasant riverside walks along the Hillingdon Trail are 5 minutes walk away. Ickenham Station offers the Metropolitan and Piccadilly lines and is a short walk away providing reliable links into the City and West End. Conveniently West Ruislip Station is also nearby and 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 M40/M25 motorways, Central London and the Home Counties. For families, there are a number of highly regarded schools including Glebe Primary, Douay Martyrs, Breakspear Primary and Vyners Senior School. There are also a number of leisure facilities within easy reach including Ruislip Golf Club, Ickenham Cricket Club, Uxbridge Golf Club and Hillingdon Sports and Leisure Complex.



Schools:

Glebe Primary School 0.39 miles
 The Douay Martyrs Secondary School 0.6 miles
 Vyners Secondary School 1.6 miles



Train:

Ickenham Station 0.3 miles
 Hillingdon Station 1.3 miles
 West Ruislip Station 1.6 miles



Car:

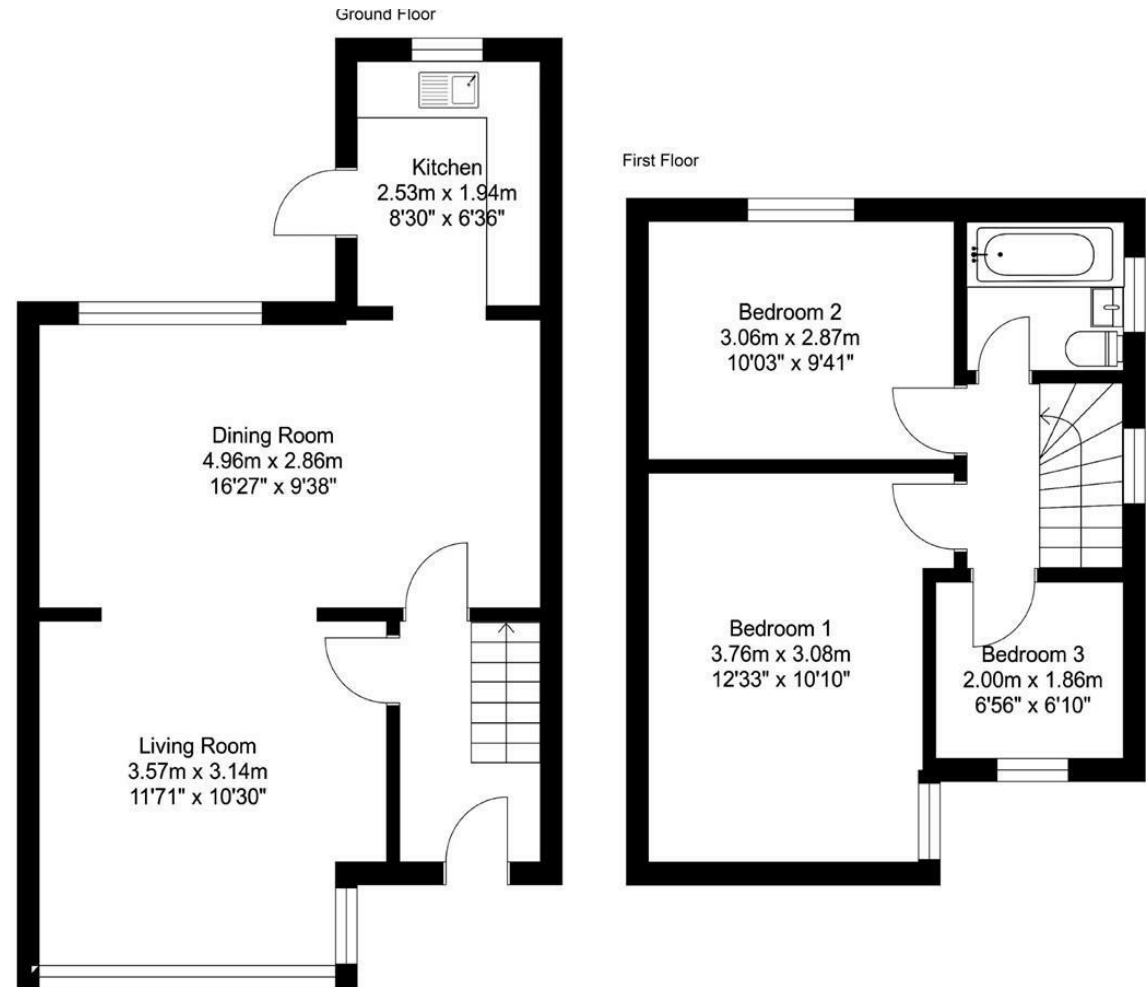
M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



Total floor area 67.9 sq. meters (730.87 sq. feet)

This floor plan is for illustrative purpose only. It's not draw to scale any measurements, floor areas (including total floor area) openings are approximate. Plan produce for Orchard Property Services produced by www.evolve-uk.co.uk

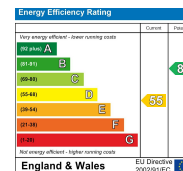
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