

Oak Avenue

Ickenham • Middlesex • UB10 8LP
Guide Price: £875,000



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est 1986

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Enjoying a wonderful location in Ickenham is this superbly designed four bedroom semi-detached family home. This attractive home offers a modern design and high specification finish ready for a family to move straight in to. Oak Avenue is a very convenient location in Ickenham as it is a short walk to West Ruislip and Ickenham Stations, Ickenham Village and for the motorist the A40/M40 is easily accessible.

Semi detached

Four bedrooms

Open plan kitchen/diner

Large garden

Off street parking

Three bathrooms

Bespoke fitted wardrobes in master bedroom

Presented in excellent condition throughout

Within walking distance to train stations

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

This substantial four bedroom semi-detached home is perfect for the growing family, offering expansive modern living and entertainment space. On the ground floor of the property there is a welcoming entrance hallway with access to the living room at the front of the house, to the end of the hallway there is a door opening onto the spacious open plan kitchen/diner. Designed to a high standard this kitchen boasts all integrated appliances and granite worktops, there is tiled flooring and ample space for a large dining table. Bi-fold doors can be opened up from the kitchen giving access to the garden, and there is also the benefit of a utility room also with a side door for further access to the garden. Completing the downstairs accommodation there is a w/c. On the first floor are three impressive double bedrooms, the second bedroom benefiting from a shower en-suite. On this floor there is also a fully tiled modern three piece family bathroom. The impressive master bedroom is situated on the second floor and again has the benefit of an en suite. This room also comes with bespoke fitted wardrobes running across the back wall.

Outside

To the front of the house there is a brick paved driveway offering parking for two vehicles and a gate providing side access. To the rear there is a large garden for the family to enjoy.

Location

Oak Avenue is a quiet residential road where property rarely comes to the market. The property is a short stroll to the village shops, restaurants and Ickenham station (Metropolitan / Piccadilly line) or West Ruislip (Central/BR) train stations with direct links to The City and Baker Street. For the motorist, London and the Home Counties are easily accessed via the A40/M25. A number of highly regarded schools are within close proximity including Breakspear Juniors and Vyners Senior School, along with a number of leisure facilities including Ruislip Golf Club, Ickenham Cricket Club and David Lloyd Health Club which has a modern gym, tennis and squash courts and swimming pool only a short drive away.



Schools:

Vyners Secondary School 1.1 miles
 The Douay Martyrs Secondary School 0.6 miles
 The Breakspear School 0.4 miles



Train:

West Ruislip 0.3 miles
 Ickenham 0.4 miles
 Ruislip 0.9 miles



Car:

M4, A40, M25, M40



Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



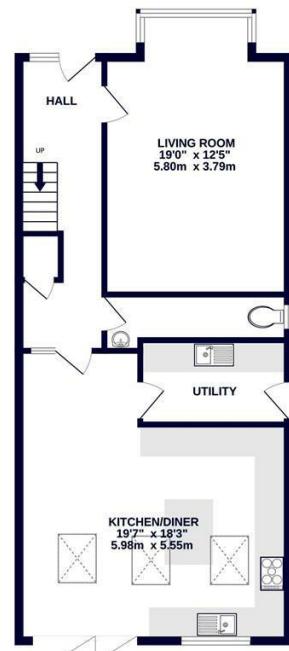
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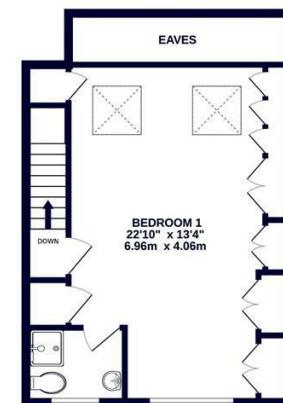
GROUND FLOOR
741 sq.ft. (68.9 sq.m.) approx.



1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



2ND FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA: 1736 sq.ft. (161.2 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
Very energy efficient - lower running costs	
2014: A	
2014: B	
2014: C	
2014: D	
2014: E	
2014: F	
2014: G	
All energy efficient - higher running costs	
EU Directive 2002/91/EC	87

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.