

# The Greenway

Ickenham • Middlesex • UB10 8LS

Guide Price: £685,000



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This unique and character filled semi detached home is set on one of Ickenham's most popular residential roads. With lots of potential (STPP), this house could be your dream home. There is easy access to the A40/M40/M25 which is great for motorists whilst offering easy access to nearby transport links such as the Central, Metropolitan and Piccadilly line. The house briefly comprises of an entrance hall, a spacious living and dining area, a kitchen, three bedrooms, a family bathroom, off street parking and a detached garage.

Semi detached

Three bedrooms

Spacious interior throughout

Off street parking

Garage

Ideal location

Walking distance to West Ruislip station

Close to well regarded schools

Near to Ickenham high street

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 wonderful home you are first met by an airy entrance hall with original parquet flooring running throughout. To the left of the hall there is a spacious light filled living/dining room. There is access to a courtyard garden from the dining area. To the right of the home, there is a fitted kitchen with ample worktop and storage space and further access to the garden/garage. On the first floor there are two double bedrooms, and one single bedroom. There is also a tiled, family bathroom located off of the landing.

### Outside

This property offers ample off street parking, having a paved driveway with space for two cars. There is also the benefit of a garage for additional parking or ample storage space. To the rear, there is a large garden and a patio area, great for entertaining in the summer months.

### Location

The Greenway is a quiet road in a great location in Ickenham with transport links and shops a short walk away. West Ruislip train station is approximately a 5 minute walk away and this is serviced by the Central Line and Chiltern Line, servicing London and the home counties. Ickenham station is approximately a 15 minute walk away and you have access there to the Metropolitan Line and Piccadilly Line. Local shops and restaurants are close by as well. The A40 and M25 are a short driving distance providing excellent access into London and the surrounding area.



### Schools:

The Breakspeare School 0.7 miles  
Vyners Secondary School 1.6 miles  
The Douay Martyrs Catholic School 0.9 miles



### Train:

West Ruislip Station 0.2 miles  
Ickenham Station 0.6 miles  
Ruislip Station 1.0 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



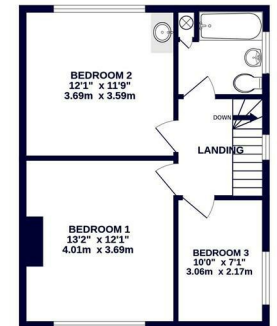
OUTBUILDING  
196 sq.ft. (18.2 sq.m.) approx.



GROUND FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR  
473 sq.ft. (44.0 sq.m.) approx.



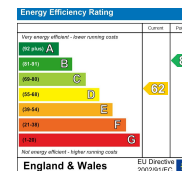
TOTAL FLOOR AREA : 1140 sq.ft. (106.0 sq.m.) approx.

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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