

Coyle Drive

Ickenham • Middlesex • UB10 8FN

Guide Price: £650,000



coopers
est 1986

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This attractive and generously proportioned, five bedroom, end terraced home offers stylish, bright interiors and a convenient lifestyle. This property is located just a short walk from the village which offers a superb range of fashionable shops, cafes and restaurants. An ideal home for the growing family.

End terraced

5 bedrooms

Two bathrooms & downstairs cloakroom

Three floors

Well located to shops

Train stations within walking distance

Off-street parking

Close to well-regarded schools

Modern decor

Rear garden

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

An ideal family home, arranged over three floors and finished to a high specification throughout. On the ground floor of the property is a welcoming entrance hall leading to all the ground floor rooms, including a guest cloakroom. To the front aspect, the stylish kitchen benefiting from modern decor and integrated appliances. To the rear aspect is spacious reception room, offering access into the well kept garden. On the first floor there are two bedrooms, one being the master with an en-suite and a further double bedroom. On the third floor you can find three more good sized bedrooms.

Outside

To the front there is off-street parking. To the rear you can find the immaculate garden and patio area, perfect for outdoor entertaining.

Location

This ideal family home occupies an enviable position, being located a short walk away from Ickenham village which offers a superb range of fashionable shops, cafes and restaurants. West Ruislip station is within walking distance and is serviced by both tube (Central line) and train lines into Marylebone Station in just 25 minutes. Ickenham station (Metropolitan/Piccadilly lines) is a short walk away providing reliable links into the City and West End. Alternatively For the motorist the A40 is a short drive away providing access to Central London and the Home Counties.



Schools:

Glebe Primary School 0.8 miles
Douay Martyrs Secondary School 0.9 miles
Breakspear Primary School 1.1 miles



Train:

West Ruislip Station 0.4 miles
Ickenham Station 0.7 miles
Ruislip Station 1.1 miles



Car:

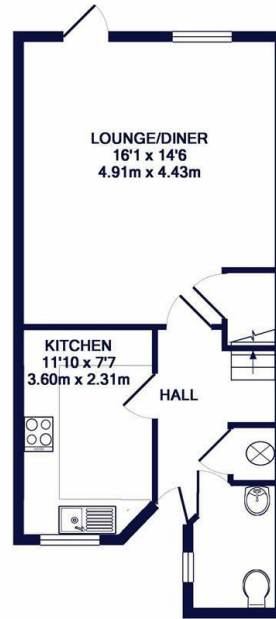
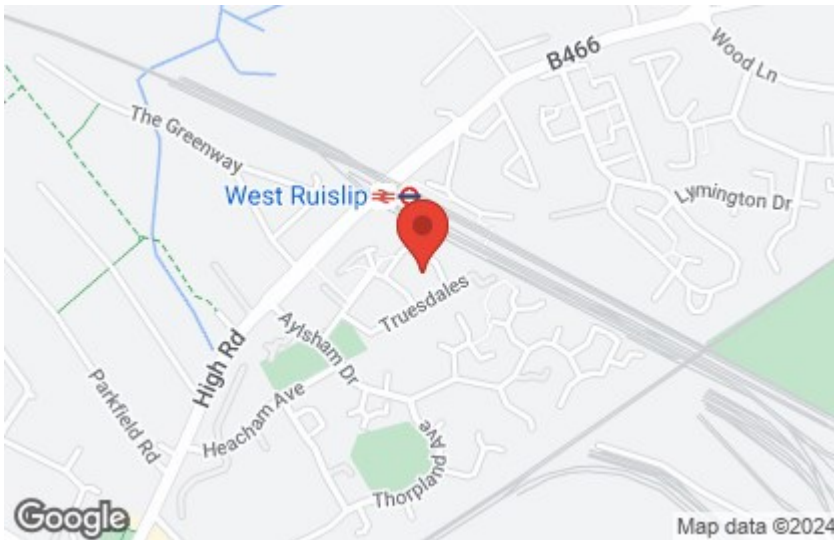
M4, A40, M25, M40



Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)

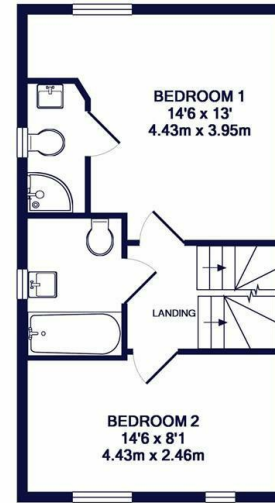


LOUNGE/DINER
16'1 x 14'6
4.91m x 4.43m

KITCHEN
11'10 x 7'7
3.60m x 2.31m

HALL

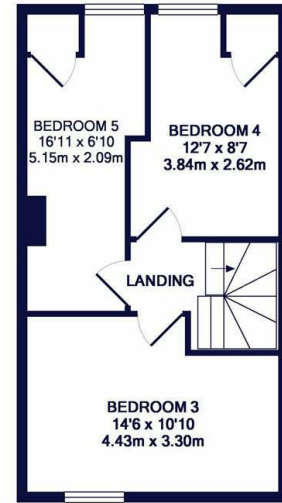
GROUND FLOOR
APPROX. FLOOR
AREA 422 SQ.FT.
(39.2 SQ.M.)



BEDROOM 1
14'6 x 13'
4.43m x 3.95m

BEDROOM 2
14'6 x 8'1
4.43m x 2.46m

1ST FLOOR
APPROX. FLOOR
AREA 393 SQ.FT.
(36.5 SQ.M.)



BEDROOM 5
16'11 x 6'10
5.15m x 2.09m

BEDROOM 4
12'7 x 8'7
3.84m x 2.62m

BEDROOM 3
14'6 x 10'10
4.43m x 3.30m

2ND FLOOR
APPROX. FLOOR
AREA 390 SQ.FT.
(36.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1205 SQ.FT. (112.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	Target
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent energy efficiency	C		
Below average energy efficiency	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - higher running costs	F		
Extremely energy inefficient - very high running costs	G		

England & Wales
EPC Directive
2002/91/EC

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.