

Copthall Road West

Ickenham • Middlesex • UB10 8HT

Guide Price: £850,000



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est 1986

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An attractive character filled three bedroom detached home situated in a sought after, tree lined road in Ickenham. This property offers an abundance of space and is well maintained, making it the perfect home to move straight into and enjoy. It is close to The Breakspear School and a short walk away from Vyners secondary school, offering convenience for families. Ickenham station is also close by providing access into London and the A40 is not far giving you an easy drive into London or the home counties.

Detached

Three bedrooms

Spacious interior throughout

Conservatory

Study room

Garage and off street parking

Large garden

Near to sought after schools

Walking distance 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

Upon stepping through the entrance porch and into the spacious hallway, your journey into this home begins. To the right, an airy living/dining room awaits, filled by natural light. Continuing through, you'll find the study tucked away at the rear, offering the convenience of a nearby WC. For moments of relaxation a delightful conservatory is also situated to the rear of the property and overlooks the mature garden. To the left of the home, you will find the fitted kitchen also benefiting views into the garden. On the first floor there are two double bedrooms both with fitted cupboard space, a single third bedroom, and completing the accommodation is the family bathroom with a bathtub and separate walk in shower.

Outside

This property boasts generous off-street parking with a paved driveway, complemented by the convenience of a garage for additional parking or ample storage space. To the rear, there is a beautifully presented, private garden, complete with a charming patio area ideal for entertaining during the summer season.

Location

Copthall Road West is ideally located close to Ickenham village restaurants, cafes and local shops. Both West Ruislip and Ickenham tube stations, which are serviced by the Metropolitan, Piccadilly and Central lines, are within walking distance. Access to the A40/M40/M25 is nearby, which gives great access into the City, Ealing, Oxford, Heathrow and Uxbridge. Specifically for families, there are a number of highly regarded schools within close proximity including Breakspeare Primary and Vyners Secondary which also offers Sixth form level education and boasts an 'outstanding' Ofsted rating. Uxbridge town centre is a short drive bus, or tube journey away and offers a wide selection of high street shops, bars and restaurants.



Schools:

The Breakspear Primary School 0.4 miles
Vyners Secondary School 1.0 miles
Glebe Primary School 1.2 miles



Train:

Ickenham Station 0.9 miles
West Ruislip Station 1.1 miles
Hillingdon Station 1.5 miles



Car:

M4, A40, M25, M40



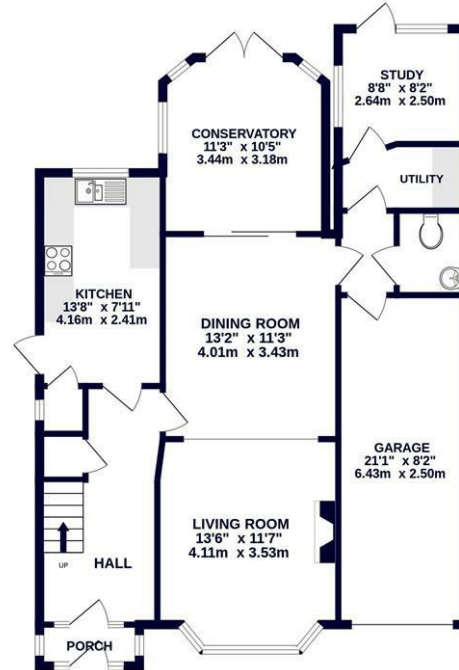
Council Tax Band:

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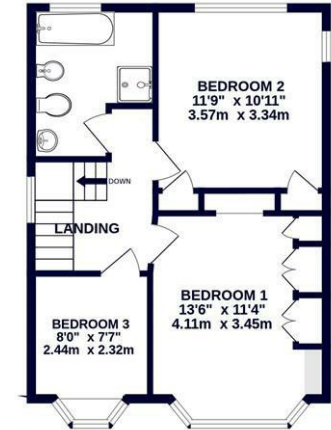
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
961 sq.ft. (89.3 sq.m.) approx.



1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 1453 sq.ft. (135.0 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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Least energy efficient - higher running costs	F		
Very least energy efficient - highest 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.