

Campden Road

Ickenham • Middlesex • UB10 8EU

Guide Price: £900,000



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est 1986

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This enchanting three/four bedroom detached house on Campden Road offers the perfect blend of modern comfort and timeless elegance. The property boasts ample space throughout for the family to enjoy. Campden Road is in a perfect location for families with highly regarded schools being within a short walking distance, and the stations not being much further for an easy commute into Central London and the home counties.

Detached

Three/four bedrooms

Two bathrooms

Spacious interior throughout

Presented in excellent condition

Fitted kitchen

Carriage driveway

Large landscaped garden

Close to sought after schools

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 entering this residence, you are greeted by an entrance porch leading into a hallway. The ground floor features a spacious and bright living room seamlessly connected to the dining area, offering delightful garden views. Additionally off of the dining area there is a separate downstairs bedroom/office/playroom. Throughout the hallway, living room and dining area is the original parquet flooring. The well-appointed kitchen provides ample storage and workspace, complemented by the presence of a utility room. Upstairs, three generously sized bedrooms await. The master bedroom boasts fitted wardrobes and an en-suite bathroom, while the second and third bedroom also benefit from fitted wardrobes. Additionally there is a family tiled bathroom located just off the landing.

Outside

This residence provides abundant off-street parking with a spacious carriage driveway. At the rear, an extensive and beautifully presented garden awaits, an ideal setting for leisure, social gatherings, and alfresco living. Boasting a sizable landscaped lawn surrounded by eye catching shrubs and greenery, and a patio area, it is perfectly suited for summer entertaining.

Location

Campden Road is located in a peaceful neighbourhood in close proximity to Ickenham High Street which offers a superb range of fashionable shops, cafes and restaurants. Ickenham station (Metropolitan/Piccadilly lines) is a short walk away providing reliable links into the City and West End. Alternatively, West Ruislip station 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 Central London and the Home Counties. For families, there are a number of highly regarded schools including Douay Martyrs, Breakspear Infant and Juniors, Vyners Senior School. There are a number of leisure facilities including Uxbridge golf club, Uxbridge Leisure Centre and Swakeleys Park that has access onto tennis courts.



Schools:

Vyners Secondary School 0.6 miles
The Breakspear School 1.2 miles
Douay Martyrs Catholic School 1.2 miles



Train:

Ickenham Station 1.4 miles
Hillingdon Station 1.1 miles
West Ruislip Station 1.2 miles



Car:

M4, A40, M25, M40



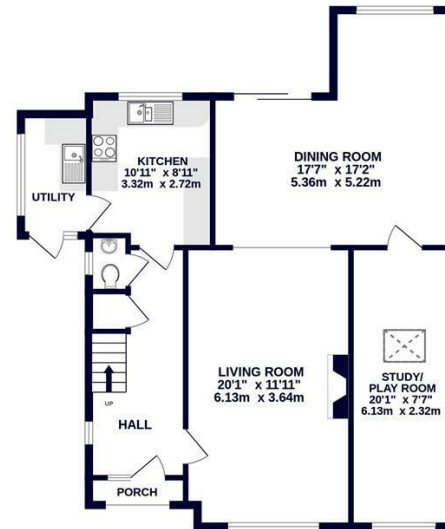
Council Tax Band:

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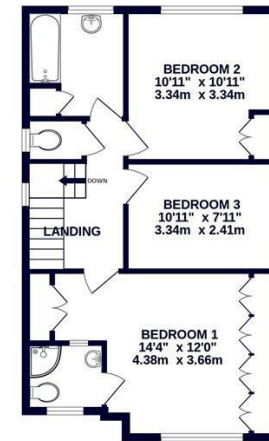
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
902 sq.ft. (83.8 sq.m.) approx.



1ST FLOOR
547 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA: 1450 sq.ft. (134.7 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	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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.