

Three Oaks Close

Ickenham • Middlesex • UB10 8DU

Guide Price: £700,000



coopers
est 1986

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Located on Three Oaks Close in Ickenham, this detached property is set in a quiet residential cul-de-sac. The property briefly comprises of an entrance hall, living room, dining room, fitted kitchen, guest cloakroom, three bedrooms and a family bathroom. The home also benefits from a garage to the side, off street parking, and a private rear garden. With great potential to extend (STPP), this property can be designed to create the perfect family home.

Detached home

Three bedrooms

Potential to extend (STPP)

Off street parking

Garage

Secluded rear garden

Nearby to highly regarded schools

Cul-de-sac location

Walking distance to local amenities

Easy access to A40/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

Offering fantastic potential to extend, enhance and personalise, this superb home is ideal for the large or growing family looking for extra space. Situated in a quiet cul-de-sac, it offers well proportioned rooms and briefly comprises to the ground floor; an entrance hallway, spacious living room, dining room, fitted kitchen and a guest cloakroom. The dining room enjoys views of the rear garden and there are patio doors leading onto the patio area. To the first floor there are three double bedrooms and a family bathroom. Bedroom has the benefit of being dual aspect allowing ample natural light.

Outside

To the front of the property is a driveway offering off street parking. There is also a separate garage to the left hand side offering great storage space. To the rear is a secluded garden with good space for the family to enjoy. You can access the garden from both sides of the property.

Location

Three Oaks Close is a quiet cul-de-sac in Ickenham located in close proximity to Ickenham High Street and it's selection of shops, cafes, restaurants and schools. Uxbridge Town Centre is also a short drive or bus journey away and offers a choice of retailers, bars and restaurants. West Ruislip and Ickenham tube stations are nearby offering easy access into central London via the Central and Metropolitan / Piccadilly lines. The house is conveniently located to the A40 with it's access into London and the Home Counties.



Schools:

Vyners Secondary School 0.5 miles
The Douay Martyrs School 0.6 miles
The Breakspear School 0.5 miles



Train:

Ickenham 0.7 miles
Hillingdon 0.8 miles
West Ruislip 0.9 miles



Car:

M4, A40, M25, M40



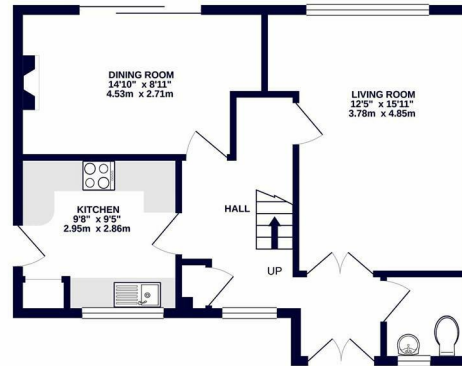
Council Tax Band:

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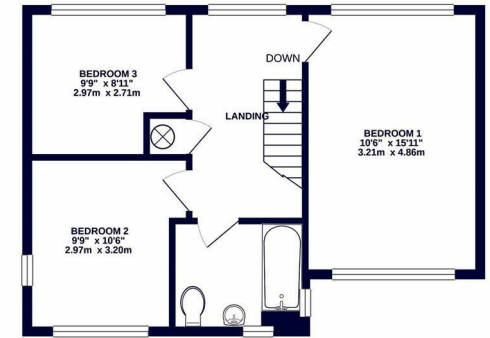
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
525 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA: 1015 sq.ft. (94.3 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)		
A+ (89-91)		
A (85-88)		
B (82-84)		
C (79-81)		
D (76-78)		
E (73-75)		
F (69-72)		
G (65-68)		
Not energy efficient - higher running costs		
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.