

# Woodstock Drive

Ickenham • Middlesex • UB10 8EF

Offers In Excess Of: £900,000



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# Woodstock Drive

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This stunning four bedroom detached bungalow is set on a desirable road in Ickenham offering generous sized rooms, a secluded landscaped garden, and a large driveway providing ample off street parking. This property is ideally situated, being just a short distance from local amenities, highly regarded schools and excellent transport links.

Detached bungalow

Four bedrooms

Off street parking

Large landscaped garden

Potential to extend (STPP)

Presented in excellent condition

Two bathrooms

Close to Ickenham high street

Within walking distance to well regarded 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

This spacious family residence is set in a fantastic and sought after location in Ickenham. The property features a generously sized living room boasting a charming fireplace feature and views into the garden, a fitted kitchen equipped with integrated appliances and ample worktop and storage space, and a sunlit front facing dining room. It also includes three double bedrooms and one single bedroom, with the master bedroom enjoying the luxury of fitted wardrobes. Completing the accommodation there is the convenience of two bathrooms.

### Outside

To the front of the property there is abundant off-street parking with a large paved driveway, with space for multiple vehicles. To the rear, you'll find a spacious, meticulously tended private garden, complete with an additional patio area perfect for summer gatherings.

### Location

Located in a sought after road being only a short distance to Ickenham Village which offers a good range of 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. 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 within walking distance including Vyners Secondary School, Douay Martyrs and Breakspear Infant and juniors. There are a number of facilities nearby including Hillingdon Leisure Centre, Uxbridge Golf Club, Denham Country Park and Uxbridge Town Centre.



### Schools:

Vyners School 0.4 miles  
The Breakspear School 1.4 miles  
Douay Martyrs Catholic School 1.1 miles



### Train:

Ickenham Station 1.3 miles  
Hillingdon Station 1.0 mile  
West Ruislip Station 2.4 miles



### Car:

M4, A40, M25, M40



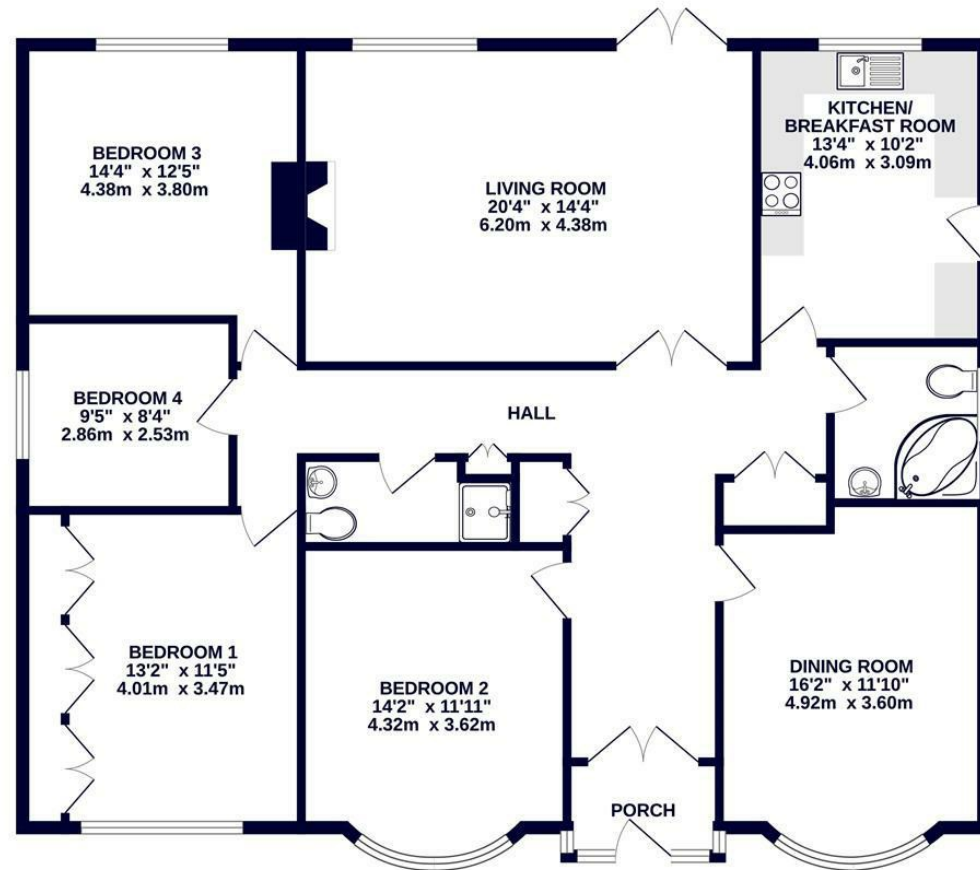
### Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



### GROUND FLOOR 1520 sq.ft. (141.3 sq.m.) approx.



TOTAL FLOOR AREA: 1520 sq.ft. (141.3 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	
Energy efficient - lower running costs	Costs
A	Very low
B	Low
C	Medium-Low
D	Medium
E	Medium-High
F	High
G	Very high
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.