

# The Greenway

Ickenham • Middlesex • UB10 8LT

Guide Price: £650,000



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This charming two-bedroom detached bungalow presents an excellent opportunity for a downsize, or to create the ideal home in a highly sought-after area. With a large plot, this property can be moulded into the perfect family home. The Greenway is a popular residential road in Ickenham and located in close proximity to tube lines and an array of shops.

Detached bungalow

Two bedrooms

Potential to extend (STPP)

Large landscaped garden

Off street parking

Garage

Close to well regarded schools

Near to Ickenham high street

Walking distance to West Ruislip station

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**

The property comprises of an airy entrance porch and hallway, a living room with a charming fireplace feature that seamlessly transitions into the dining area, a well-equipped kitchen offering garden views, a practical utility room, two generously sized bedrooms both benefiting fitted wardrobes , and finally a family bathroom.

### **Outside**

This residence provides off-street parking with a paved driveway, complemented by a garage for additional parking or storage. Towards the rear, a meticulously landscaped garden, bordered by hedges, offers serene surroundings. Additionally there is a patio area, great for entertaining in the summer months.

### **Location**

The Greenway is a quiet road in a great location in Ickenham with transport links and shops a short walk away. West Ruislip train station is approximately a 5 minute walk away and this is serviced by the Central Line and Chiltern Line, servicing London and the home counties. Ickenham station is approximately a 15 minute walk away and you have access there to the Metropolitan Line and Piccadilly Line. Local shops and restaurants are close by as well. The A40 and M25 are a short driving distance providing excellent access into London and the surrounding area.



### Schools:

The Breakspear School 1.0 miles  
Vyners Secondary School 1.6 miles  
The Douay Martyrs Catholic School 0.9 miles



### Train:

West Ruislip Station 0.9 miles  
Ickenham Station 0.7 miles  
Ruislip Station 0.9 miles



### Car:

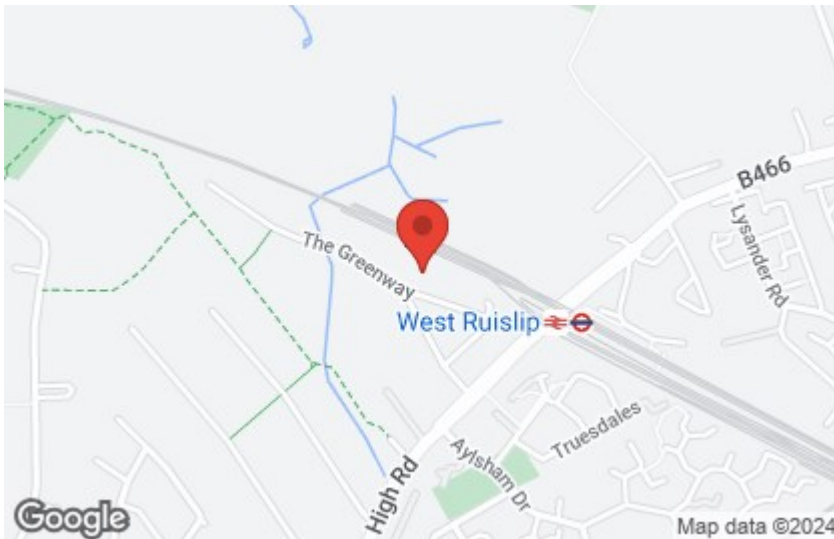
M4, A40, M25, M40



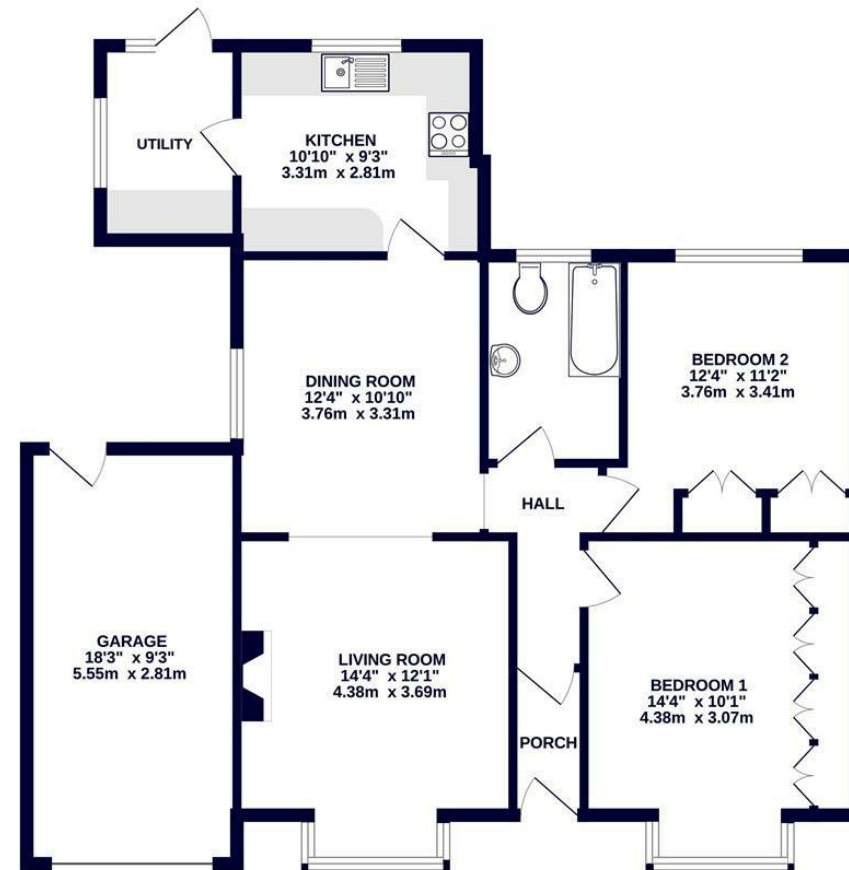
### Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



### GROUND FLOOR 1006 sq.ft. (93.5 sq.m.) approx.

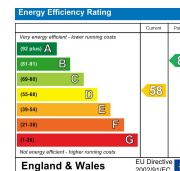


TOTAL FLOOR AREA : 1006 sq.ft. (93.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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