

# Burnham Avenue

Ickenham • Middlesex • UB10 8RS

Guide Price: £680,000



coopers  
est 1986

# Burnham Avenue

Ickenham • Middlesex • UB10 8RS

We are proud to offer to the market this fantastic three bedroom extended semi detached family home situated in an excellent location in Ickenham. The property is conveniently positioned just moments from Ickenham Station (Metropolitan/Piccadilly lines), and is a short walk into Ickenham's popular village with a host of shops, restaurants and amenities. For the motorists there are links close by for the A40/M40/M25.

No chain

Three bedrooms

Three bathrooms

Spacious interior throughout

Large garden

Off street parking

Walking distance to sought after schools

Minutes from Ickenham station

Near 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**

The accommodation comprises of an entrance hallway, a spacious reception moving into the dining room area that then flows to the sleek and stylish fitted kitchen with a door giving access to the rear garden and a shower room via utility area. Also situated to the ground floor is a bedroom with an ensuite. To the first floor is the spacious master bedroom, a further bedroom and a family bathroom.

### **Outside**

This property offers ample off street parking, having a large paved driveway with room for up to three cars. To the rear of the property there is a large well-maintained garden with a paved pathway leading to the back of the garden.

### **Location**

Burnham Avenue is located a short walk from Ickenham village which offers a superb range of shops, cafes and restaurants whilst there are also pleasant walks around The Ickenham Marshes which are a five minute walk away. Ickenham station (Metropolitan/Piccadilly lines) is also a stone's throw away providing reliable links into the City and West End. For the motorist the A40 is a short drive away providing access to M40/M25 motorways, Central London and the Home Counties. For families, there are a number of highly regarded schools including Douay Martyrs, Breakspear Infant and Juniors, Glebe Primary and Vyners Senior School. Swakeleys Park, Breakspear, Ickenham Cricket Club and Uxbridge Golf Club are also within easy reach for families to enjoy.



### Schools:

Glebe Primary School 0.2 miles  
Douay Martyrs School 0.7 miles  
Vyners School 1.5 miles



### Train:

Ickenham Station 0.2 miles  
West Ruislip Station 1.6 miles  
Hillingdon Station 1.2 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

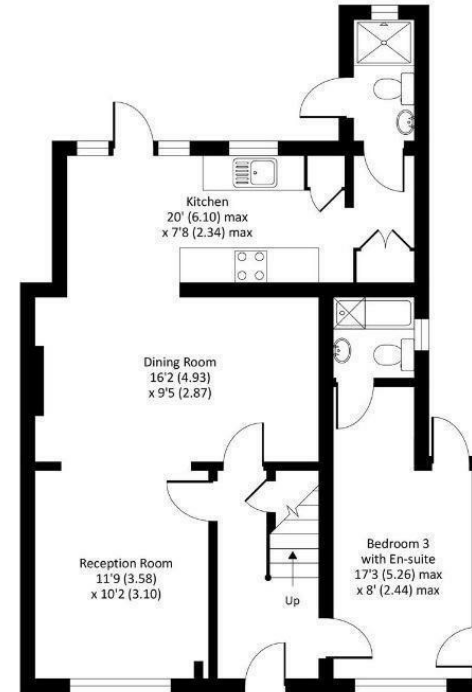
E

(Distances are straight line measurements from centre of postcode)

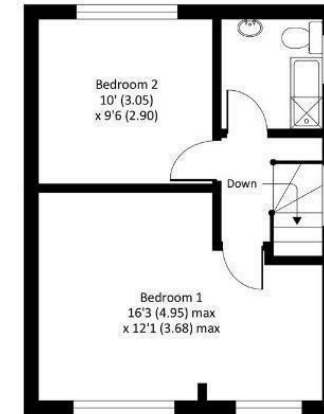


## Burnham Avenue, Ickenham, UB10 8RS

Approximate Area = 1071 sq ft / 99.5 sq m  
For identification only - Not to scale



GROUND FLOOR



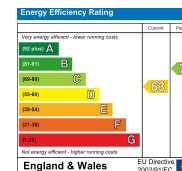
FIRST FLOOR

01895 547 011

27-29 Swakeleys Road, Ickenham,  
Middlesex, UB10 8DF

ickenham@coopersresidential.co.uk

CoopersResidential.co.uk



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.

coopers  
est 1986