

Milton Road

Ickenham • Middlesex • UB10 8NJ

Guide Price: £400,000



coopers
est 1986

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Located on Milton Road in Ickenham is this split level two double bedroom maisonette. Boasting lovely views and with a private balcony accessed from the lounge this wonderful home is ready for relaxed living and briefly comprises a lounge, kitchen, two bedrooms a bathroom and a large garage to the rear. There are also communal gardens to enjoy and the benefit of the shops and local amenities at Ickenham village being only a short walk away.

Two bedrooms

Split level maisonette

Balcony

Share of freehold

Garage

Newly renovated bathroom

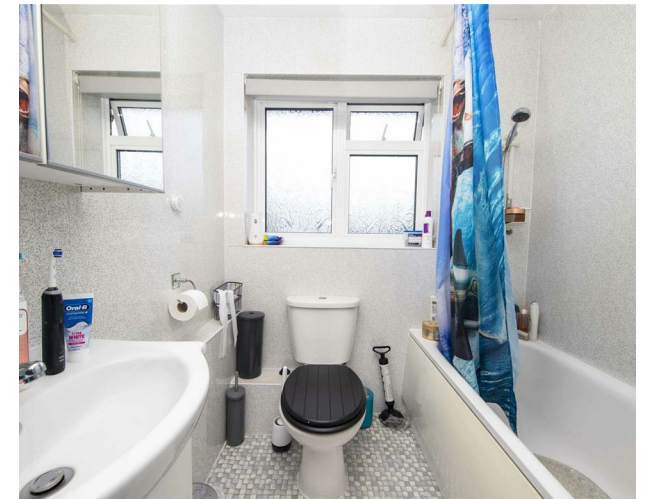
Fantastic location

Walking distance to local amenities

Nearby to local transport links

Close by to highly regarded schools

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

As you enter this two bedroom maisonette you are welcomed by a bright and airy living/dining area, this offers a great space for entertaining guests with the added bonus of direct access to the private balcony. To the rear of the property is the well presented fitted kitchen offering ample storage and worktop space along with the added luxury of new white goods. Proceeding upstairs directly in front of you is the newly refurbished bathroom. To the rear of the property is the second bedroom which is fantastic in size offering plenty of space for a double bed and a wardrobe. The master bedroom is at the front off the property which is a fantastic size offering lovely views of the surrounding communal grounds.

Outside

There is a private balcony accessed from the lounge via a patio door which overlooks well maintained communal gardens. There is also the added benefit of a large garage to the rear of the property.

Location

Milton Road is a quiet tree lined road and one of the most prestigious roads in Ickenham. Located in close proximity to Ickenham High Street and it's selection of shops, cafes, restaurants and schools. 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 0.3 miles
Glebe Primary School 0.6 miles



Train:

Ickenham 0.4 miles
Hillingdon 0.6 miles
West Ruislip 0.8 miles



Car:

M4, A40, M25, M40



Council Tax Band:

D

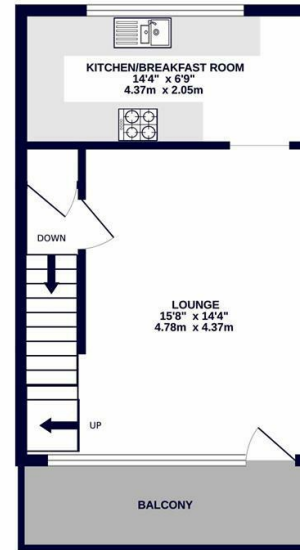
(Distances are straight line measurements from centre of postcode)



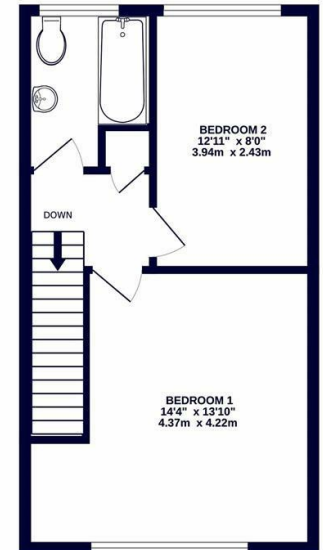
GROUND FLOOR
34 sq.ft. (3.2 sq.m.) approx.



1ST FLOOR
202 sq.ft. (18.7 sq.m.) approx.



2ND FLOOR
381 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 739 sq.ft. (68.7 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		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	76	79
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		

England & Wales
EPC Directive
2002/91/EC

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.