

# Rectory Way

Ickenham • Middlesex • UB10 8BS

Guide Price: £950,000



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This exceptional four bedroom detached home offers an abundance of space and is situated in a fantastic location. Rectory Way stands as a highly desired tranquil residential street, just moments away from the shops and local amenities of Ickenham Village. The property itself briefly comprises, a large reception room, kitchen, four good size bedrooms, two bathrooms, ample off street parking, and a garage. There is also excellent potential to extend (STPP).

Detached

Four double bedrooms

Two bathrooms

Large garden

Garage

Spacious interior throughout

Ample off street parking

Within walking distance to Ickenham high street

Close to Ickenham and West Ruislip Stations

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

Upon stepping into this residence, you'll be greeted by an entrance porch leading into a spacious hallway. The ground floor features a generously sized, light filled living room, alongside a breakfast room seamlessly integrated with a well-appointed kitchen boasting ample storage and garden views. Additionally, the property offers the convenience of a utility and a WC. Ascending to the first floor, you'll find four double bedrooms, two of which include fitted wardrobes, two bathrooms and a separate w/c are also located off the landing.

### Outside

This property offers off street parking having a large driveway that fits up to three cars. There is also a large garage with space for additional parking or ample storage. To the back of the property there is a spacious, landscaped garden with trees and shrubbery to the rear creating privacy. There is also a vast patio area, which is perfect for entertaining in the summer months.

### Location

Rectory Way is a quiet residential road in the heart of Ickenham Village offering easy access to local shops, restaurants, bus/road links and train stations. Ickenham Metropolitan and Piccadilly Line station is close by and West Ruislip station is within close proximity and offers the Central/ British Rail lines. For families there are a number of highly regarded local schools for all ages.



### Schools:

The Breakspear School 0.3 miles  
 Glebe Primary School 0.8 miles  
 Vyners Secondary School 0.9 miles



### Train:

Ickenham Station 0.5 miles  
 West Ruislip Station 0.8 miles  
 Hillingdon Station 1.1 miles



### Car:

M4, A40, M25, M40



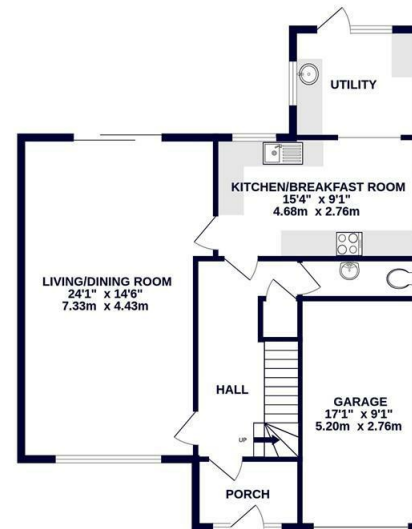
### Council Tax Band:

G

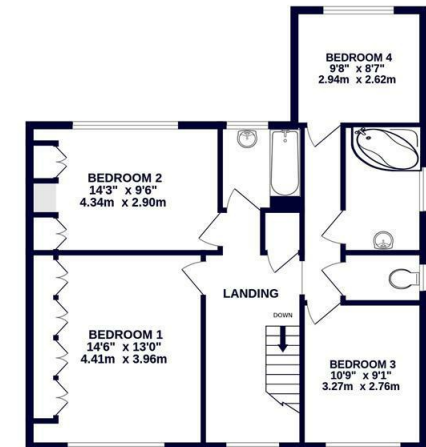
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
 881 sq.ft. (81.9 sq.m.) approx.



1ST FLOOR  
 787 sq.ft. (73.1 sq.m.) approx.



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TOTAL FLOOR AREA: 1668 sq.ft. (154.9 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	Potential
Very energy efficient - lower running costs		
A++ (1-10)		
A+ (11-15)		
A (16-20)		
B (21-25)		
C (26-30)		
D (31-35)		
E (36-40)		
F (41-45)		
G (46-50)		
Not energy efficient - higher running costs		
England & Wales EPC Standard 2020/11/18		

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.