

# Winston House, 1A High Road

Ickenham • Middlesex • UB10 8LE

Guide Price: £315,000



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est 1986

# Winston House, 1A High Road

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This one bedroom house would make an ideal first home, or the perfect investment property.

Finished to a high standard and situated in a private development in the heart of Ickenham. Winston House offers modern and spacious interiors throughout. Located minutes from train lines, and Ickenham high street, it is in the ideal location for commuters.

End of terrace house

One bedroom

Modern interior throughout

Spacious open plan living area

One bathroom

One allocated parking space

Easy access to A40/M40/M25

Minutes from Ickenham high street

Walking distance to tube lines

Fantastic location

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 charming and character filled development is peacefully nestled in the heart of Ickenham and is surrounded by beautiful scenery, parkland and village life. Winston House is a collection of 6 one bedrooms mews style homes comprising of a kitchen/living space downstairs with the kitchen having fitted appliances of a high standard. Stairs head upwards to a landing space where you have access to the fully tiled bathroom full of high specification units and the large double bedroom.

### Outside

Set back from the High Road, this development offers private parking and is conveniently located to direct transports links into central London.

### Location

Winston House, situated on the High Road is located within walking distance to both West Ruislip and Ickenham tube stations, on the Central/BR and Metropolitan / Piccadilly lines with easy access into Central London, as well as the Chiltern Railway which runs from West Ruislip to Marylebone. There is a selection of shops, restaurants and pubs on the nearby Ickenham High Street. The property is within the catchment for a number of highly regarded schools including Vyners and Breakspear Juniors.



### Schools:

The Breakspeare School 0.5 miles  
Glebe Primary School 0.6 miles away  
The Douay Martyrs Catholic School 0.5 miles



### Train:

Ickenham 0.3 miles  
West Ruislip 0.4 miles  
Hillingdon 0.9 miles



### Car:

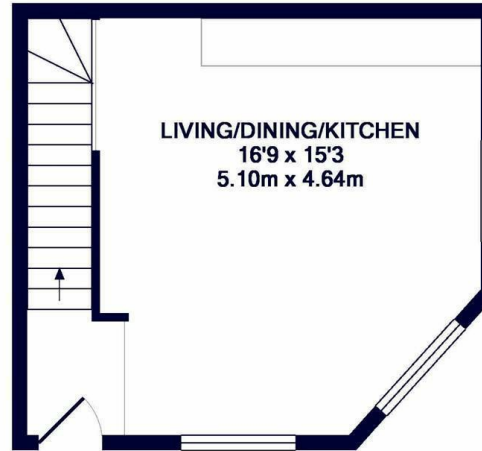
M4, A40, M25, M40



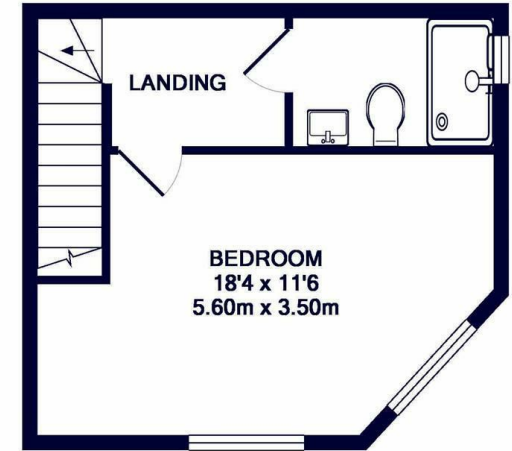
### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
APPROX. FLOOR  
AREA 289 SQ.FT.  
(26.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 290 SQ.FT.  
(26.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 579 SQ.FT. (53.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	B		
Decent energy efficiency	C		
Below average energy efficiency	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - highest running costs	F		
Extremely energy inefficient - very high 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.