

# Ashbury Drive

Ickenham • Middlesex • UB10 8BN

Guide Price: £800,000



coopers  
est 1986



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This five-bedroom detached home, situated on a peaceful road in the heart of Ickenham, offers a unique opportunity to create your dream home. The property is a blank canvas awaiting your personal touch. Located on Ashbury Drive, it is just minutes from Ickenham High Street and conveniently close to both Ickenham and West Ruislip stations, making it ideal for commuters.

Detached

Five bedrooms

Off street parking

Garage

Spacious interior throughout

Quiet residential road

Near to sought after schools

Minutes from Ickenham high street

Near to train lines

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

As you enter this home, you are greeted by an airy entrance hall. The ground floor features a large living room that flows seamlessly into the fitted kitchen, a sitting room with garden views, a private dining room, and a convenient downstairs W/C. The first floor boasts five spacious bedrooms and two family bathrooms.

### Outside

This property provides ample off-street parking with a paved driveway and includes a garage for additional parking or storage. The private rear garden features both a lawn and a patio area, perfect for relaxation and entertaining.

### Location

Ashbury Drive is a quiet residential road in Ickenham. Located a stone's throw from Ickenham Village which offers a superb range of shops, cafes and restaurants along with both West Ruislip and Ickenham Station which are serviced by the Metropolitan Piccadilly or Central Lines. For families there are a number of highly regarded schools within walking distance including Breakspear Primary, Glebe Primary and Vyners Secondary which also offers Sixth form level education. Uxbridge Town Centre is a short drive bus or train journey away and offers a wide selection of retailers, bars and restaurants.



### Schools:

The Breakspeare School 0.5 miles  
The Douay Martyrs School 0.5 miles  
Vyners School and Sixth Form College 0.9 miles



### Train:

Ickenham 0.3 miles  
West Ruislip 0.6 miles  
Hillingdon 1 mile



### Car:

M4, A40, M25, M40



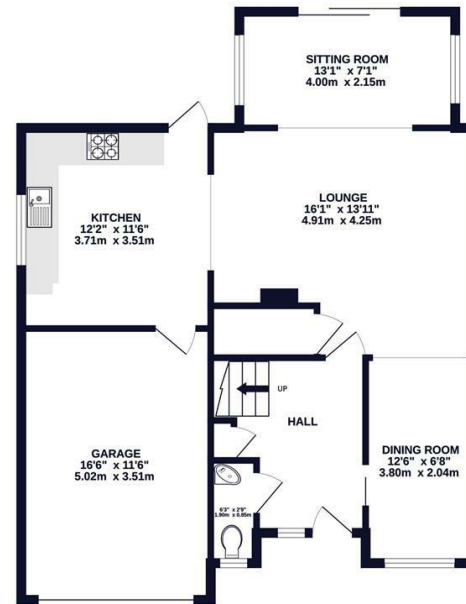
### Council Tax Band:

F

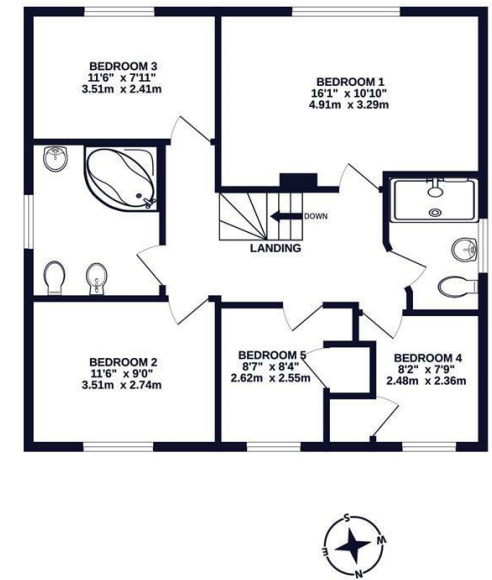
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
834 sq.ft. (77.5 sq.m.) approx.



1ST FLOOR  
728 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA: 1561 sq.ft. (145.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		
Less than average energy efficiency	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.