

# Broadacre Close

Ickenham • Middlesex • UB10 8BL

Guide Price: £775,000



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An impressive detached home presented in fantastic condition, situated in a sought-after cul-de-sac in the heart of Ickenham, within walking distance of underground stations. The charming property has been recently refurbished to a high standard and offers an abundance of space and natural light throughout. There is a secluded garden to the rear and a driveway to the front providing off-street parking. Breakspear Junior School and Vyners Secondary School are within walking distance, whilst Ickenham Village is also a short stroll away.

Detached

Three bedrooms

Two bathrooms

Excellent condition throughout

External office space

Off street parking

Secluded rear garden

Fantastic quiet location

Close proximity to sought after schools

Walking distance to underground stations

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 property has been recently fully modernized, including a new kitchen, bathrooms, doors, double-glazed windows, electrical rewiring, and plumbing. Upon entering the property there is a porch and light filled hallway. To your left is a front facing modern fitted kitchen. The kitchen offers ample worktop space, a selection of lower and eye level units, and is equipped with fitted appliances. Moving to the rear of the property there an excellent size reception room that is spacious enough for a comfortable living area, a dining area, and a further seating/office area. From here there are patio door leading out to the garden. Completing the downstairs accommodation there is the benefit of a fully tiled shower room. On the first floor there are three double bedrooms all with fitted cupboard space. Finally, there is the modern family bathroom.

### Outside

To the front of the property there is a paved driveway allowing off street parking for two cars. To the right there is a driveway leading to the garage and side access to the garden, offering further off road parking. To the rear there is a secluded garden for the family to enjoy, and there is access to a converted garage that now consists of an external office space.

### Location

Broadacres Close is a peaceful cul-de-sac in Ickenham. Located in close proximity to Ickenham High Street which offers a superb range of fashionable shops, cafes and restaurants whilst pleasant open parkland space is closeby. Ickenham Station (Metropolitan / Piccadilly lines) is approximately half a mile providing reliable links into the City and West End. Alternatively West Ruislip Station is serviced by both tube (Central line) and train lines into Marylebone Station in just 25 minutes, with regular trains every 15 minutes. For the motorist the A40 is a short drive away providing access to Central London and the Home Counties. For families, there are a number of highly regarded schools that cater for children of all ages within close proximity including Breakspear and Vyners Senior School, along with a number of leisure facilities including Uxbridge Golf Club and Ruislip bowls club.



### Schools:

The Breakspeare School 0.4 miles  
Glebe Primary School 0.9 miles  
Vyners Secondary School 1.0 miles



### Train:

Ickenham Station 0.3 miles  
West Ruislip Station 0.5 miles  
Hillingdon Station 0.8 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



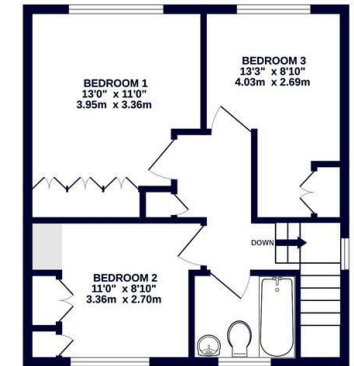
OUTBUILDING  
151 sq.ft. (14.0 sq.m.) approx.



GROUND FLOOR  
562 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR  
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA: 1165 sq.ft. (108.2 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		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Not energy efficient - higher running costs	F		
Very poor energy efficiency - higher running costs	G		

England & Wales  
EPC Directorate  
2022/01/18

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.