Edinburgh Drive

Ickenham • Middlesex • UB10 8QY Guide Price: £650,000





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This three bedroom semi-detached home is set in a desirable location and comes with well proportioned rooms, a secluded garden, and excellent potential to extend (STPP). You are within walking distance to transport links, a good selection of primary and secondary schools, and local amenities. The property also offers off street parking and a garage.



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 the property, you are first met by a porch and the entrance hallway. To the left of the hallway there is a spacious living area that then flows into the dining room and conservatory boasting wonderful views of the garden. To the right of the dining room is access to the kitchen. The fitted kitchen offers ample worktop and storage space and there is access to the garden from here. On the first floor there are two double bedrooms and a single third bedroom. Bedrooms one and two have then benefit of fitted wardrobes. Finally a family bathroom and separate toilet is situated off the landing.

Outside

The property offers off street parking having a paved driveway, and to the right there is a shared drive leading to the garage and access to the garden. To the rear of the property there is a spacious, well maintained private garden for the family to enjoy. There is also a shed to the rear of the garden for extra storage.

Location

Edinburgh Drive is an idyllic residential road, located a short walk from the heart of Ickenham village and all its amenities including shops, schools, trendy eateries and transport connections. Ickenham station (Metropolitan/Piccadilly) is located approximately 0.3 miles away and is a short walk from the property with its direct links to the City and Baker Street, or West Ruislip (Central/BR) being also nearby approximately 0.9 miles away. This house is near to a selection of highly regarded schools including Douay Martyrs Secondary school, Breakspear Primary and Vyners Secondary. There are also a number of leisure facilities including Uxbridge Golf Club, bowls club and David Lloyds Health Club which has a modern gym, tennis and squash courts and swimming pool.

Schools:

The Douay Martyrs Catholic School 0.1 miles Glebe Primary School 0.4 miles Vyners School 0.8 miles

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Train:

Ickenham Station 0.3 miles Hillingdon Station 0.6 miles West Ruislip Station 0.8 miles

Car: M4, A40, M25, M40

Council Tax Band:

(Distances are straight line measurements from centre of postcode)





GARAGE 16'6" x 8'5" 5.03m x 2.57m

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GROUND FLOOR 566 sq.ft. (52.6 sq.m.) approx. 1ST FLOOR 437 sq.ft. (40.6 sq.m.) approx





TOTAL FLOOR AREA: 1143 sq.ft. (106.2 sq.m.) approx. While every attempt has been made to ensure the accuracy of the foorplan contained here, measurements of doors. windows, rooms and any other terms are approximate and no responsibility its sakes for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any ospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropic SC024.

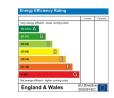




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