

St. Georges Drive

Uxbridge • Middlesex • UB10 8HP
Guide Price: £850,000



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Positioned on a beautiful tree lined road this detached three bedroom property offers generously proportioned interiors with smart modern additions. It is located on St Georges Drive which is a stroll to Ickenham village and it's selection of shops, trendy eateries and transport connections. The local schools are in close proximity and they include The Breakspear Schools and Vyners Secondary School with sixth form college.

Detached

Three bedrooms

Well maintained throughout

Secluded rear garden

Potential to extend (STPP)

Off street parking

Tree lined road

Nearby to local amenities

Close proximity to sought after schools

Easy access to A40/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

This generously proportioned three bedroom detached residence cleverly integrates spacious living over two floors. Providing a relaxed setting nearby to local amenities, this home offers a perfect opportunity for well suited family living. Once through the generously spacious hall, the attractive nature of the inside of this property is revealed. There is a fitted kitchen with views looking out to the rear garden. A dining room can be accessed via a door in the hallway and flows into the spacious living room area, through to the well presented conservatory. Outside is a lovely landscaped garden leading to a suntrap patio with a magnificent sun house, perfect for entertaining in the summer months. On the first floor there are three bedrooms, two fantastic size double bedrooms and one sizable single bedroom, and a family bathroom with separate toilet. Both bedroom one and bedroom two benefit from fitted cupboard space. Enjoy convenient, low maintenance living in this ready-made family home.

Outside

To the front of the property you have a generous size front garden allowing off street parking for three cars across the paved driveway. From the front of the property you are able to access the rear by the side access to the right hand side. The rear garden is beautify presented and well secluded offering a generous space for the growing family or a keen gardener.

Location

St. Georges Drive is a quiet residential road in Ickenham which is adjacent to The Green-belt. Located in close proximity to Ickenham's high street which offers a superb range of shops, cafes - restaurants and the library. Ickenham station (Metropolitan/Piccadilly lines) is a short walk away providing reliable links into the City and West End. Alternatively West Ruislip station is serviced by both tube (Central line) and main-line trains 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 J16 of the M25 for The North and 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 sports clubs and leisure facilities.



Schools:

The Breakspeare Primary School 0.4 miles
Glebe Primary School 1 mile
Vyners Secondary School 0.5 miles



Train:

Ickenham Station 0.7 miles
West Ruislip Station 0.9 miles
Hillingdon Station 0.9 miles



Car:

M4, A40, M25, M40



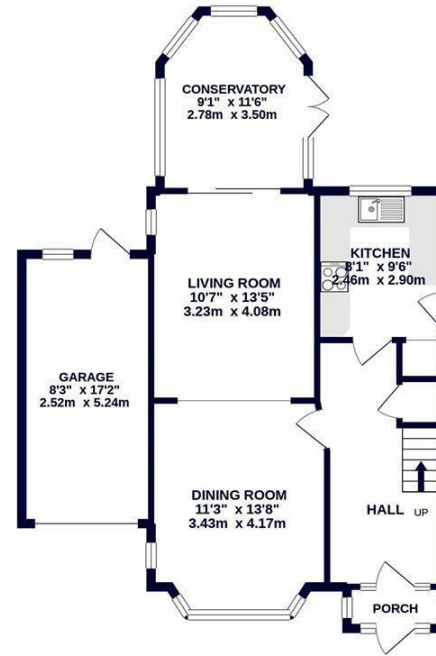
Council Tax Band:

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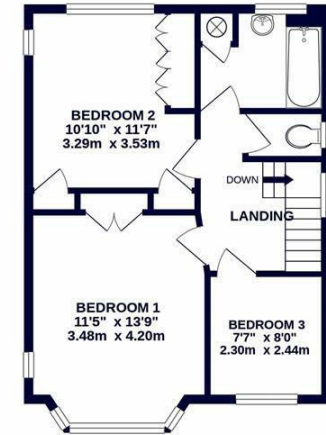
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
744 sq.ft. (69.1 sq.m.) approx.



1ST FLOOR
485 sq.ft. (45.0 sq.m.) approx.



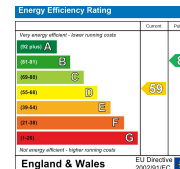
TOTAL FLOOR AREA : 1228 sq.ft. (114.1 sq.m.) approx.

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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