

Court Road

Ickenham • Middlesex • UB10 8TF

Guide Price: £1,400,000



coopers
est 1986

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This charming four-bedroom detached home boasts ample space and character throughout. The property sits on a plot of approximately 250 ft x 55 ft also offering fantastic potential to further extend (STPP). Nestled on an exclusive, tree-lined residential road, it is situated in one of Ickenham's most prestigious and sought-after locations. A short stroll brings you to the village shops, restaurants, and the Metropolitan/Piccadilly line train station, offering direct links to The City and Baker Street. London and the Home Counties are easily accessible via the A40. Additionally, the property is in close proximity to several highly regarded schools, including Breakspear and Vyners Senior School.

Detached character home

Four bedrooms

Two bathrooms

Large plot

Spacious interior throughout

Potential to extend (STPP)

Ample off street parking and garage

Near to sought after schools

Walking distance to Ickenham high street

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

Upon entering this detached home, you are greeted by a spacious and airy entrance hallway. The ground floor features a large living room with a striking brick fireplace, seamlessly flowing into a private dining area. Also located on the ground floor, there is a cozy sitting room and a well-equipped kitchen with ample counter space, extending into a charming breakfast room. A convenient utility room completes the ground floor. Upstairs, there are four double bedrooms. The master bedroom boasts an en-suite bathroom, while the second bedroom is enhanced with fitted wardrobes. A large, tiled family bathroom is also accessible from the landing.

Outside

This property offers ample off street parking, having a large paved driveway. To the rear, there is a fantastic landscaped garden extending to approximately 200 ft and is surrounded by mature shrubbery making the perfect private oasis for the family to enjoy. There is also the benefit of a large patio area, great for entertaining in the summer months.

Location

Court Road is an exclusive tree lined residential road that is regarded as one of Ickenham's most prestigious and sought after locations. It is a short stroll to the village shops, restaurants and Metropolitan / Piccadilly line train station with direct links to The City and Baker Street, alternatively West Ruislip station on Central / BR line also provides a reliable service. For the motorist, London and the Home Counties are easily accessed via the A40/M25. A number of highly regarded schools are within close proximity including Breakspear, Douay Martyrs & Vyners Senior School, along with a number of leisure facilities including Uxbridge Golf Club, bowls club and Fusion Gym which has a modern gym, tennis and squash courts and swimming pool.





Schools:

Glebe Primary School 0.9 miles
Vyners School 0.8 miles
Breakspear Primary School 1.1 miles



Train:

Hillingdon Station 0.5 miles
Ickenham Station 0.6 miles
West Ruislip Station 1.7 miles



Car:

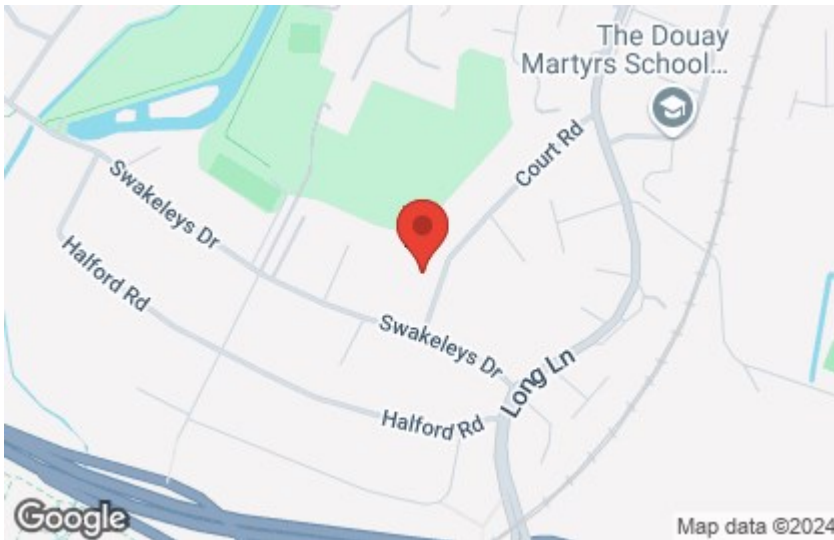
M4, A40, M25, M40



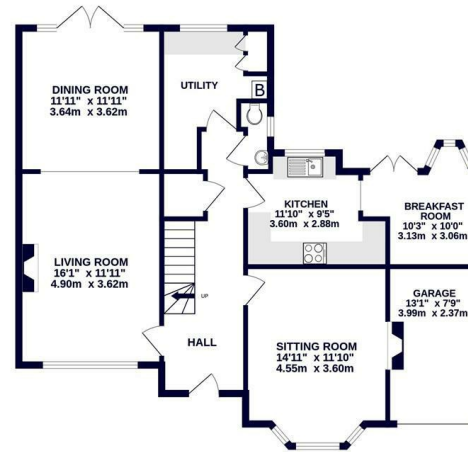
Council Tax Band:

G

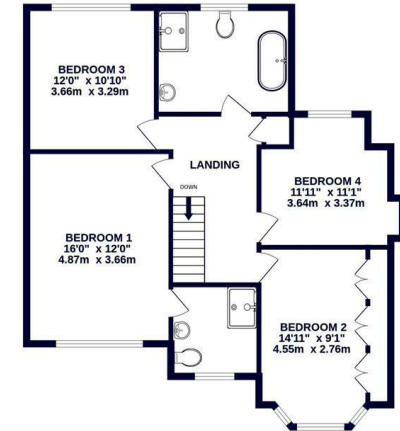
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
998 sq.ft. (92.7 sq.m.) approx.



1ST FLOOR
859 sq.ft. (79.8 sq.m.) approx.



TOTAL FLOOR AREA : 1857 sq.ft. (172.5 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	A		
B	B		
C	C		
D	D		
E	E		
F	F		
G	G		
Not energy efficient - higher running costs			
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.