

# Vinlake Avenue

Ickenham • Middlesex • UB10 8DS

Guide Price: £857,500



coopers  
est 1986



# Vinlake Avenue

Ickenham • Middlesex • UB10 8DS

This immaculate three bedroom detached bungalow is located on Vinlake Avenue, a quiet residential road in Ickenham. The property is presented in excellent condition throughout making it the perfect home to move straight in to and enjoy. West Ruislip and Ickenham tube stations are nearby offering easy access into central London via the Central and Metropolitan / Piccadilly lines. The house is also conveniently located for access to the A40/M25.

Detached bungalow

Three bedrooms

Two bathrooms

Open plan living area

Bi-fold doors leading to the garden

Fantastic condition throughout

Bespoke fitted wardrobes to master bedroom

Summer house

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

A superb detached property positioned in a sought after location in Ickenham. Arranged over one level this residence makes an ideal opportunity for those seeking low maintenance, easy relaxed living. Offering well proportioned rooms the property boasts an impressive entrance hall with fitted cupboard space, a modern open-plan kitchen/living room, utility room, family bathroom with large walk in shower, and three spacious bedrooms with the master benefiting from an en-suite and bespoke fitted wardrobes. The kitchen has fitted appliances, underfloor heating and stunning views over the garden. There are bi-folding doors leading to the garden from the living room, and there is also additional access to the garden via a single door from the entrance hall.

### Outside

To the front is a paved driveway and space for multiple vehicles as well as there being a lawned area and side access to the rear garden. The rear garden boasts a secluded and well maintained space to enjoy with a selection of trees and shrubbery surrounding the lawn areas, there is also a large patio area for relaxing in the summer months. To the right of the garden is a summer house with power supply, and to the rear there is a shed for ample storage space.

### Location

Vinlake avenue is a quiet residential road in Ickenham located within close proximity to Ickenham High Street and it's selection of shops, cafes, restaurants and schools. West Ruislip and Ickenham tube stations are nearby offering easy access into central London via the Central and Metropolitan / Piccadilly lines. The house is conveniently located to the A40 with it's access into London and the Home Counties.



### Schools:

Vyners Secondary School 0.5 miles  
The Douay Martyrs School 0.6 miles  
The Breakspear School 0.5 miles



### Train:

Ickenham 0.7 miles  
Hillingdon 0.8 miles  
West Ruislip 0.9 miles



### Car:

M4, A40, M25, M40



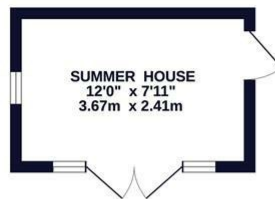
### Council Tax Band:

F

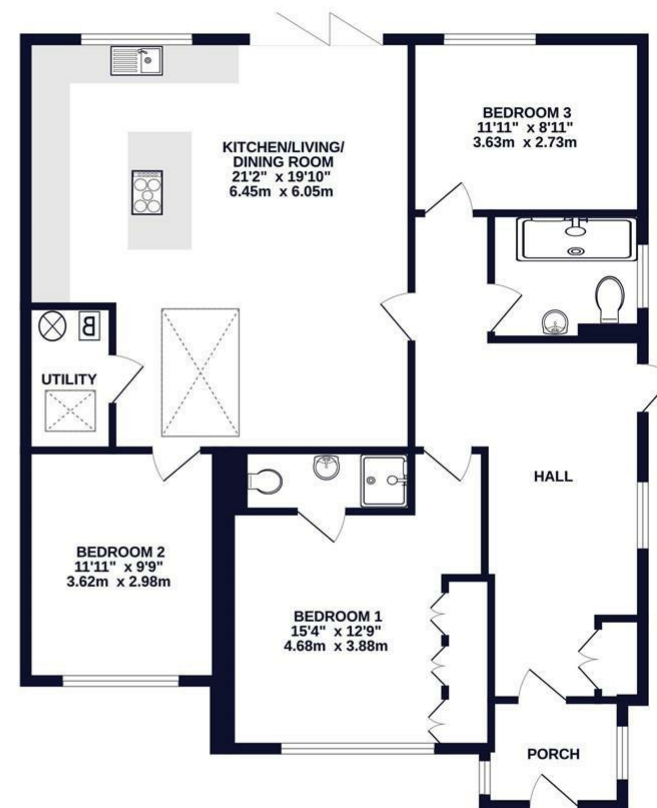
(Distances are straight line measurements from centre of postcode)



OUTBUILDING  
95 sq.ft. (8.8 sq.m.) approx.



GROUND FLOOR  
1132 sq.ft. (105.2 sq.m.) approx.



TOTAL FLOOR AREA: 1227 sq.ft. (114.0 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.

Made with Metropix ©2024



**coopers**  
est 1986

**coopers**  
est 1986

01895 547 011

27-29 Swakeleys Road, Ickenham,  
Middlesex, UB10 8DF

ickenham@coopersresidential.co.uk

CoopersResidential.co.uk

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A		
B		
C		
D		
E		
F		
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.