

# Irwin Close

Ickenham • Middlesex • UB10 8HA

Guide Price: £1,165,000



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This stunning four-bedroom detached home, located in a gated close, is perfect for families. It is just a short distance from sought-after schools and minutes from the high street, which offers a variety of shops and convenient bus links are easily accessible.

Additionally, the property is just minutes from the high street and train stations, making it perfect for commuters. Located on the quiet and secure Irwin Close, a peaceful residential road with only seven homes, this property offers both safety and a desirable setting for family life.

Detached house

Four bedrooms

Three bathrooms

Double garage

Gated development

Presented in immaculate condition throughout

Off street parking

Minutes from Ickenham high street

Walking distance to sought after schools

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

As you step into this home, you are greeted by a bright and spacious entrance hall. The ground floor features a large living room with a charming fireplace feature, a light-filled dining room with electric v-luxe windows and access to the garden via bi-fold doors. A well-appointed modern fitted kitchen with ample countertop space and storage. Additionally, there is a fully fitted home study, a convenient W/C, and direct access to the double garage, which offers plenty of storage space and a utility area housing the one-year-old Vaillant boiler. On the first floor, you'll find four bedrooms, three of which feature fitted wardrobes. Bedrooms one and two both boast fully tiled en-suite bathrooms for added convenience. Additionally, there is a beautifully tiled family bathroom and a spacious landing area.

### Outside

This property provides ample off-street parking, and a drive accommodating up to two cars, with additional parking available in the garage. At the rear, you'll find a beautifully landscaped garden, adorned with lush shrubbery and vibrant flowers. The garden also features a patio area, perfect for outdoor entertaining. The property is just minutes from the River Pinn and close to Swakeleys Park, providing scenic walks that are ideal for walkers, dog owners and families alike.

### Location

Situated in a secluded, gated development, this detached home is located footsteps from the village which offers a superb range of fashionable shops, cafes and restaurants. 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 train lines (Chiltern Line) into Marylebone Station in just 25 minutes, with regular trains every 15 minutes. For the motorist the A40, M40 & M25 are all a short drive away providing access to Central London and the Home Counties. For families, there are a number of highly regarded schools including Douay Martyrs, Breakspear Infant and Juniors and Vyners Senior School, along with a number of leisure facilities including Ruislip Golf Club and Fusion Leisure Centre. Additional leisure facilities can be found close by at Ruislip Lido/Woods and Hillingdon Leisure Centre which includes an Athletics Stadium, plus outdoor and indoor swimming pools.



### Schools:

Breakspear School 0.5 miles  
 Vyners School 0.8 miles  
 The Douay Martyrs Catholic School 0.8 miles



### Train:

Ickenham Station 0.7 miles  
 West Ruislip Station 0.9 miles  
 Hillingdon Station 1.3 miles



### Car:

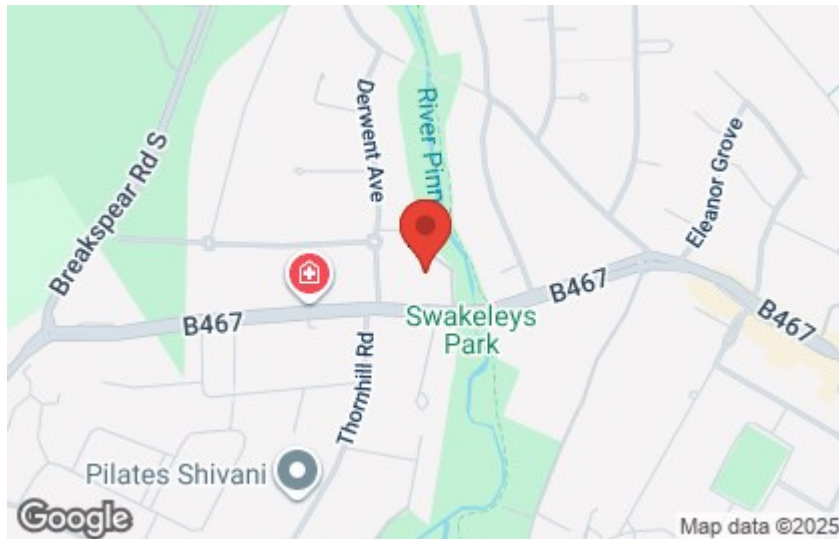
M4, A40, M25, M40



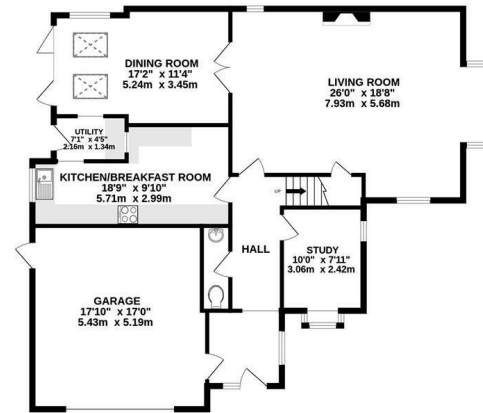
### Council Tax Band:

G

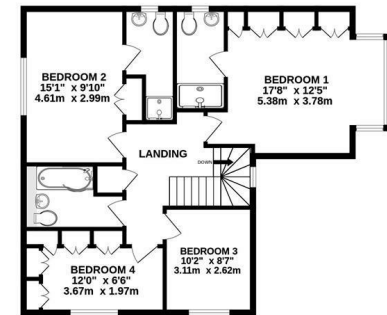
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
 1333 sq.ft. (123.8 sq.m.) approx.



1ST FLOOR  
 827 sq.ft. (76.9 sq.m.) approx.



TOTAL FLOOR AREA : 2160 sq.ft. (200.7 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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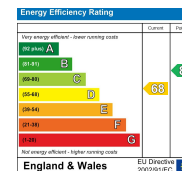
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