

Witney Close

Ickenham • Middlesex • UB10 8EL

Guide Price: £1,295,000



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This elegant four-bedroom detached house, nestled in a serene cul-de-sac in the heart of Ickenham, offers an abundance of space and stylish living for the whole family. The property also offers fantastic outdoor space for the family to enjoy. Located on Witney Close, this home is conveniently near highly sought-after schools, Ickenham High Street, and provides easy access to the M40, M25, and A40.

Detached home

Four/five bedrooms

Spacious interior throughout

Quiet cu-de-sac

Double garage

Ample off street parking

Large side plot

Close to Ickenham high street

Near 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

The ground floor features a spacious and welcoming entrance hall, an open-plan living space to the rear with a dining area and modern fitted kitchen with ample counter top and storage space, two private reception rooms, and a convenient downstairs W/C. The first floor comprises four double bedrooms including a fantastic master bedrooms with an en-suite, and a family bathroom accessible from the landing.

Outside

This property boasts ample off-street parking with a spacious driveway accommodating multiple vehicles. to the left the driveway leads to additional parking and a large double garage. At the rear, you'll find a private garden featuring a patio area ideal for entertaining, and beyond this to the left hand side there is a large open lawn space for the family to enjoy.

Location

Witney Close is a stroll to Ickenham village shops, restaurants and Metropolitan / Piccadilly line train station with it's direct links to The City and Baker Street, while London and the Home Counties are easily accessed via the A40/M25. A number of highly regarded schools are within close proximity including Breakspear Junior School and Vyners Senior School, along with a number of leisure areas and facilities including Swakeleys Park, Ruislip Golf Course and Uxbridge Leisure Centre which has a modern gym and swimming pool. Uxbridge Town Centre is a short drive, bus or train journey away and offers an extensive range of shops, restaurants and bars.



Schools:

Vyners Secondary School 0.3 miles
 The Douay Martyrs Secondary School 1.0 miles
 The Breakspear Primary School 1.1 miles



Train:

Ickenham Station 1.2 miles
 Hillingdon Station 0.9 miles
 Uxbridge Station 1.7 miles



Car:

M4, A40, M25, M40



Council Tax Band:

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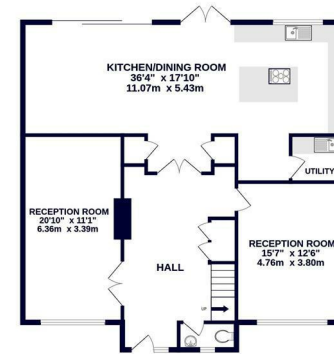
(Distances are straight line measurements from centre of postcode)



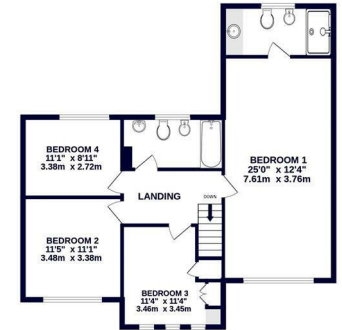
OUTBUILDING
 365 sq.ft. (33.9 sq.m.) approx.



GROUND FLOOR
 1245 sq.ft. (115.7 sq.m.) approx.



1ST FLOOR
 866 sq.ft. (80.4 sq.m.) approx.



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TOTAL FLOOR AREA : 2544sq.ft. (236.3 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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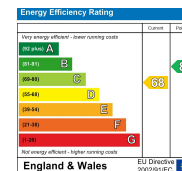
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