

# Court Road

Ickenham • Middlesex • UB10 8TE

Guide Price: £960,000



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This elegant four-bedroom, semi-detached home provides stylish living and spacious accommodation throughout. Situated on one of Ickenham's most prestigious roads, it is the ideal residence for a growing family, offering close proximity to train lines and highly sought-after schools.

Semi detached

Four bedrooms

Two bathrooms

Large garden

Spacious interior throughout

Off street parking

Close to train lines

Walking distance 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 of this semi-detached home is thoughtfully designed to offer both comfort and functionality. As you enter, you'll find a welcoming living room, perfect for relaxation and family gatherings. Adjacent to the living room is a spacious dining area, ideal for entertaining and shared meals. The fitted kitchen boasts modern appliances and ample counter space, catering to all your culinary needs. A convenient downstairs bedroom offers flexibility for guests or family members, while the utility room ensures that household chores are easily managed. Additional storage is provided by a well-placed store room. The conservatory, bathed in natural light, creates a serene space to enjoy the garden view in all seasons. Completing the ground floor is a stylish shower room, adding to the convenience and practicality of this charming home.

### Outside

The property boasts a long, private garden, offering a tranquil retreat surrounded by mature trees. This serene outdoor space provides ample room for relaxation and recreation, enveloped in nature's beauty. At the end of the garden, a charming wooden gazebo sits on a spacious decking area, perfect for outdoor dining, entertaining, or simply enjoying the peaceful ambiance. This delightful garden is an idyllic sanctuary, enhancing the home's appeal and providing a perfect escape from the hustle and bustle of daily life.

### Location

Court Road is an exclusive tree lined residential road that is regarded as one of Ickenham 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 the Central / Chiltern 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 Primary & 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:

Douay Martyrs Secondary and Sixth Form 0.16 miles  
Vyners Secondary and Sixth Form 0.45 miles  
The Breakspear Primary school 0.74



### Train:

Hillingdon 0.3 miles  
Ickenham 0.4 miles  
West Ruislip 0.9 miles



### Car:

M4, A40, M25, M40



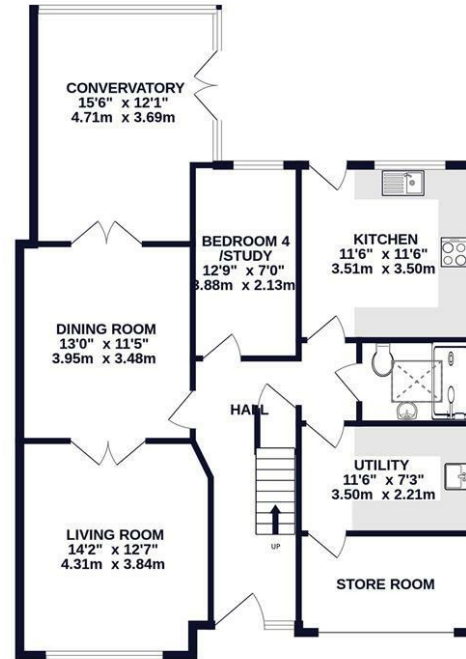
### Council Tax Band:

F

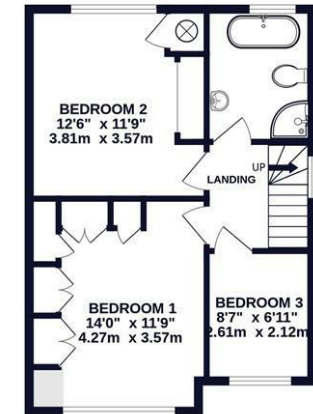
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
1053 sq.ft. (97.8 sq.m.) approx.



1ST FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



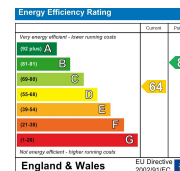
TOTAL FLOOR AREA : 1532 sq.ft. (142.4 sq.m.) approx.

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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