

Edinburgh Drive

Ickenham • Middlesex • UB10 8QZ

Guide Price: £825,000



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This four-bedroom home is the perfect choice for a family, ideally located in the heart of Ickenham, just minutes from local schools and the vibrant high street. The property features a spacious layout, including a living room, dining room, sitting room, kitchen, utility room, four well-proportioned bedrooms, and one bathroom. With its generous interior, this home offers plenty of potential for someone to add their personal touch and make it truly their own.

Semi detached

Four bedrooms

Spacious interior

Beautiful large landscaped garden

Off street parking

Potential to modernise

Fitted kitchen and utility

Walking distance to tube lines

Minutes from 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 home, you're welcomed by a charming porch and a bright, spacious entrance hall. The ground floor offers a generous living room featuring a fireplace, a private dining area, and a sitting room with lovely views of the garden. The fitted kitchen provides ample countertop space, complemented by a breakfast room, perfect for family gatherings. Additional conveniences on this level include a utility room and a guest W/C. From the utility there is also access to the rear of the garage, and the garden. Upstairs, you'll find four well-sized bedrooms, two of which include built-in wardrobes, along with a family bathroom consisting of a bathtub and walk in shower.

Outside

This property boasts generous off-street parking, including a driveway that accommodates two cars, as well as a large garage for additional parking or extra storage. At the rear, you'll find a beautifully landscaped, private garden, surrounded by mature trees, offering a peaceful retreat. The garden also features a spacious patio, perfect for summer entertaining.

Location

Edinburgh drive is an idyllic residential road, located a short walk from the heart of Ickenham village and all its amenities including shops, schools, trendy eateries and transport connections. Ickenham station (Metropolitan/Piccadilly) is located approximately 0.3 miles away and is a short walk from the property with its direct links to the City and Baker Street, or West Ruislip (Central/BR) being also nearby approximately 0.9 miles away. This house is near to a selection of highly regarded schools including Douay Martyrs Secondary school, Breakspear Primary and Vyners Secondary. There are also a number of leisure facilities including Uxbridge Golf Club, a bowls club, and David Lloyds Health Club which has a modern gym, tennis and squash courts and swimming pool.



Schools:

The Douay Martyrs Catholic School 0.1 miles
Glebe Primary School 0.4 miles
Vyners School 0.8 miles



Train:

Ickenham Station 0.3 miles
Hillingdon Station 0.6 miles
West Ruislip Station 0.8 miles



Car:

M4, A40, M25, M40



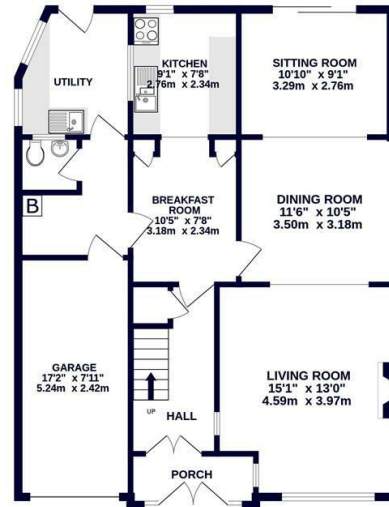
Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
925 sq.ft. (85.9 sq.m.) approx.



1ST FLOOR
581 sq.ft. (54.0 sq.m.) approx.



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TOTAL FLOOR AREA : 1506 sq.ft. (139.9 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	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.