

Burnham Avenue

Ickenham • Middlesex • UB10 8RU

Guide Price: £730,000



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This four-bedroom semi-detached home is perfect for families seeking proximity to highly regarded schools, all within walking distance. The property boasts a stylish living area and generously sized bedrooms. Situated on Burnham Avenue, it's just moments from Ickenham Station (Metropolitan/Piccadilly lines) and a short stroll to Ickenham's charming village, offering a variety of shops, restaurants, and amenities. For motorists, the A40, M40, and M25 are easily accessible nearby.

Semi detached

Four bedrooms

Off street parking

Private parking

Fitted kitchen

Stylish interior

One bathroom

Close to train lines

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

As you enter this home, you're welcomed by a spacious entrance hallway. The ground floor features a bright and airy living room that seamlessly flows into the dining area. At the rear, a beautifully designed U-shaped kitchen offers plenty of worktop space and lovely views of the private garden. A convenient W/C completes this level. Upstairs, you'll find four bedrooms—three generous doubles and a single currently used as a home office. The first floor also includes a modern shower room.

Outside

The property offers ample off street parking, featuring a paved driveway at the front with space for two cars. At the rear, you'll find a stunning garden, surrounded by lush flowers and greenery, along with a charming patio area perfect for entertaining.

Location

Burnham Avenue is located a short walk from Ickenham village which offers a superb range of shops, cafes and restaurants whilst there are also pleasant walks around The Ickenham Marshes which are a five minute walk away. Ickenham station (Metropolitan/Piccadilly lines) is also a stone's throw away providing reliable links into the City and West End. For the motorist the A40 is a short drive away providing access to M40/M25 motorways, Central London and the Home Counties. For families, there are a number of highly regarded schools including Douay Martyrs, Breakspear Infant and Juniors, Glebe Primary and Vyners Senior School. Swakeleys Park, Breakspear, Ickenham Cricket Club and Uxbridge Golf Club are also within easy reach for families to enjoy.



Schools:

Glebe Primary School 0.2 miles
Douay Martyrs School 0.7 miles
Vyners School 1.5 miles



Train:

Ickenham Station 0.2 miles
West Ruislip Station 1.6 miles
Hillingdon Station 1.2 miles



Car:

M4, A40, M25, M40



Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.



1ST FLOOR
472 sq.ft. (43.9 sq.m.) approx.



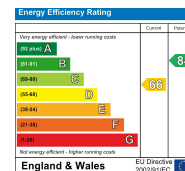
TOTAL FLOOR AREA : 992 sq.ft. (92.2 sq.m.) approx.

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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