

# Hoylake Crescent

Ickenham • Middlesex • UB10 8JF

Guide Price: £850,000



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This stunning four-bedroom detached bungalow offers stylish, contemporary living with beautifully designed modern interiors, ready for immediate move-in. Located on the sought-after Hoylake Crescent, this property is just moments away from Ickenham High Street and within close proximity to outstanding schools, making it an ideal choice for families and professionals alike. PLANNING PERMISSION APPROVED 11866/APP/2024/2341

Detached

Potential to extend (planning permission approved)

Two bathrooms

Large landscaped garden with bar area

Off street parking

Modern fitted kitchen with centre island

Immaculate condition throughout

Close to Ickenham high street

Walking distance to outstanding 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 property features a spacious, open-plan kitchen and dining area complete with a sleek, fully fitted kitchen, a central island, and bi-fold doors that open to beautiful garden views. The adjoining lounge area offers a cozy space for relaxation. There are four generously sized bedrooms, one of which includes custom-fitted wardrobes. Additionally, the home boasts two stylish, modern bathrooms, designed for both comfort and convenience.

### Outside

The property provides ample off-street parking, accommodating multiple vehicles with ease. At the rear, a beautifully landscaped garden awaits, featuring a built-in bar ideal for entertaining and a cozy seating area shaded by a pergola—perfect for relaxing on warm summer evenings.

### Location

Hoylake Crescent is a quiet U shaped tree lined road in Ickenham. Located in close proximity to Ickenham High Street which offers a superb range of shops, cafes and restaurants whilst the pleasant open space of nearby fields and parks are a short stroll away. Ickenham Station (Metropolitan / Piccadilly lines) is within easy reach providing reliable links into the City and West End. Alternatively West Ruislip Station is serviced by both tube (Central line) and train lines into Marylebone Station. For the motorist the A40 is a short drive away providing access to Central London. For families, there are a number of highly regarded schools that cater for children of all ages within close proximity including Breakspear Primary and Vyners Senior School, along with a number of leisure facilities including Uxbridge Golf Club, Hillingdon Sports & Leisure Centre and David Lloyd gym.



### Schools:

Breakspear Primary 0.1 miles  
Douay Martyrs Catholic Secondary 0.9 miles  
Vyners Secondary 1 mile



### Train:

Ickenham 1 mile  
West Ruislip 1.2 miles  
Hillingdon 1.6 miles



### Car:

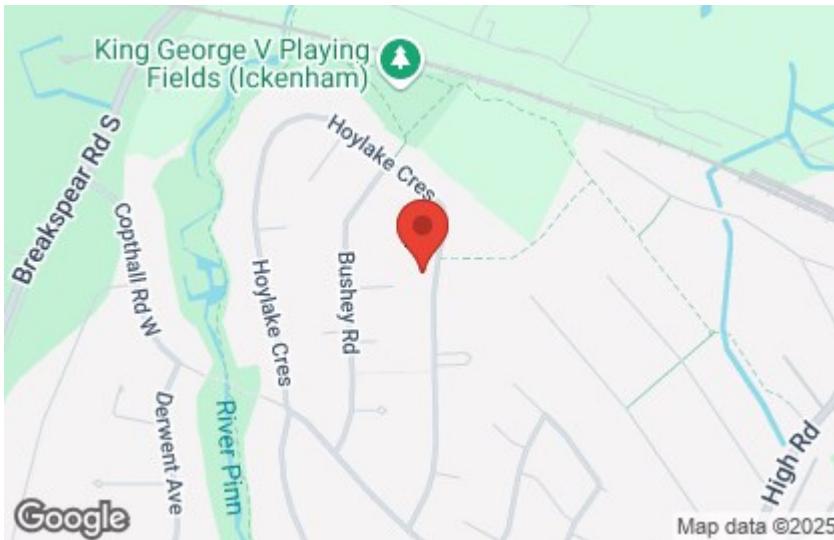
M4, A40, M25, M40



### Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
1031 sq.ft. (95.7 sq.m.) approx.



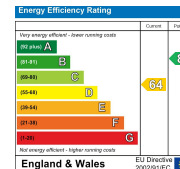
TOTAL FLOOR AREA : 1031 sq.ft. (95.7 sq.m.) approx.

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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