

Aylsham Drive

Ickenham • Middlesex • UB10 8TL

Guide Price: £537,500



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This generously proportioned three bedroom end terraced home offers great space for the family to enjoy. The property is located on the ever popular Brackenbury Village development in Ickenham, offering access to local shops, bus/road links and West Ruislip Central Line and British Rail Train Station.

End terrace

Three bedrooms

Two bathrooms

Off street parking

Garage

Guest w/c

Excellent living space

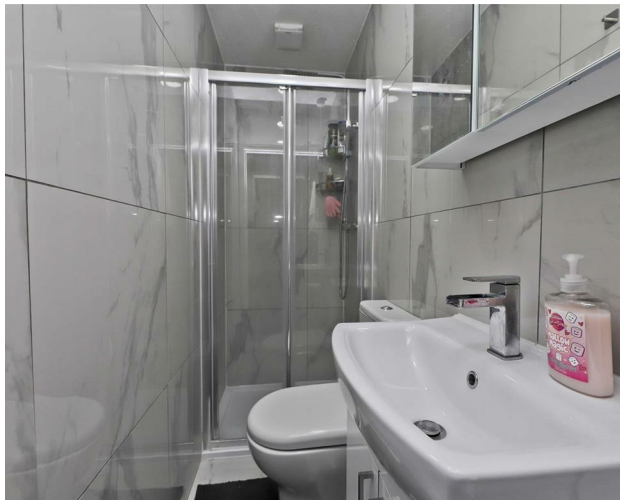
Local amenities close by

Walking distance to tube lines

Easy access to A40/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

To the ground floor of this property there is an entrance porch, a large living space that leads to the kitchen/dining area to the rear. From here there are patio doors leading to the garden. Completing the downstairs there is a guest w/c. On the first floor there are two double bedrooms and a single third bedroom. The master bedroom is a great size with the added benefit of an en-suite.

Outside

To the front of the property there is a small lawn area and a paved driveway leading to the garage. In between the property and the garage there is access to the garden. The garden is generously sized with a patio area, great for entertaining guests.

Location

Aylsham Drive is a popular residential cul de sac located within walking distance to both West Ruislip and Ickenham tube stations, on the Central/BR and Metropolitan / Piccadilly lines with easy access into central London, as well as the Chiltern Railway which runs from West Ruislip to Marylebone. There are a selection of shops, restaurants and pubs in Ickenham village which is nearby.



Schools:

The Douay Martyrs Secondary School 0.9 miles
 Glebe Primary School 1.1 miles
 The Breakspear School 1.1 miles



Train:

West Ruislip Station 0.5 miles
 Ickenham Station 0.8 miles
 Hillingdon Station 1.6 miles



Car:

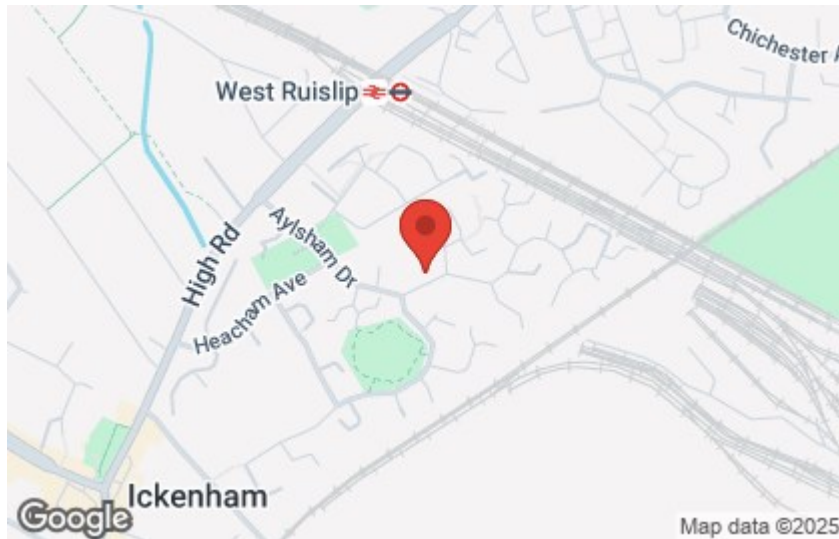
M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)

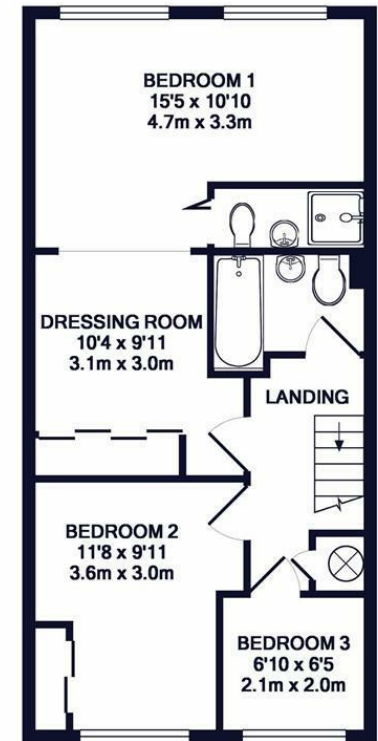


OUTBUILDING
 APPROX. FLOOR
 AREA 132 SQ.FT.
 (12.3 SQ.M.)

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GROUND FLOOR
 APPROX. FLOOR
 AREA 526 SQ.FT.
 (48.8 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 504 SQ.FT.
 (46.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1162 SQ.FT. (108.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
Very energy efficient - lower running costs	Current	Target
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		
EU 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.