

Aylsham Drive

Ickenham • Middlesex • UB10 8UE

Guide Price: £274,000



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A great one bedroom ground floor flat situated in the ever popular Brackenbury Village Estate, close to both West Ruislip and Ickenham shops and transport facilities (Met / Picc line and Central / Overground line). The property comprises of a lounge / diner, modern kitchen, bathroom and double bedroom.

One bedroom flat

Ground floor

Fitted kitchen

Lounge/diner

Double bedroom

Long lease

Good condition throughout

Walking distance to tube lines

Resident parking

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

A well presented one bedroom ground floor flat with a bright and airy lounge/ diner large enough for a sofa and dining table, a modern fitted kitchen with ample storage/worktop space, a double bedroom, and completing the accommodation is the bathroom. Ideally suited for first time buyers, downsizers or as an investment opportunity the property makes a great choice with its ultra convenient location close to amenities whilst still boasting a peaceful position on a popular development in Ickenham.

Outside

Well kept communal gardens surround the property and there is residents parking.

Location

Perfectly positioned for convenience on the ever popular Brackenbury Village development in Ickenham. Just moments away are Ickenham shopping and transport facilities including West Ruislip station (Central Line / Overground connection) and Ickenham on the Piccadilly/Metropolitan line. Alternatively the A40/Western Avenue is just a short drive away providing easy and direct access into Central London and the surrounding Home Counties.





Schools:

The Douay Martyrs Secondary School 0.7 miles
 Glebe Primary School 0.6 miles
 The Breakspear School 0.7 miles



Train:

West Ruislip Station 0.3 miles
 Ickenham Station 0.5 miles
 Hillingdon Station 1.1 miles



Car:

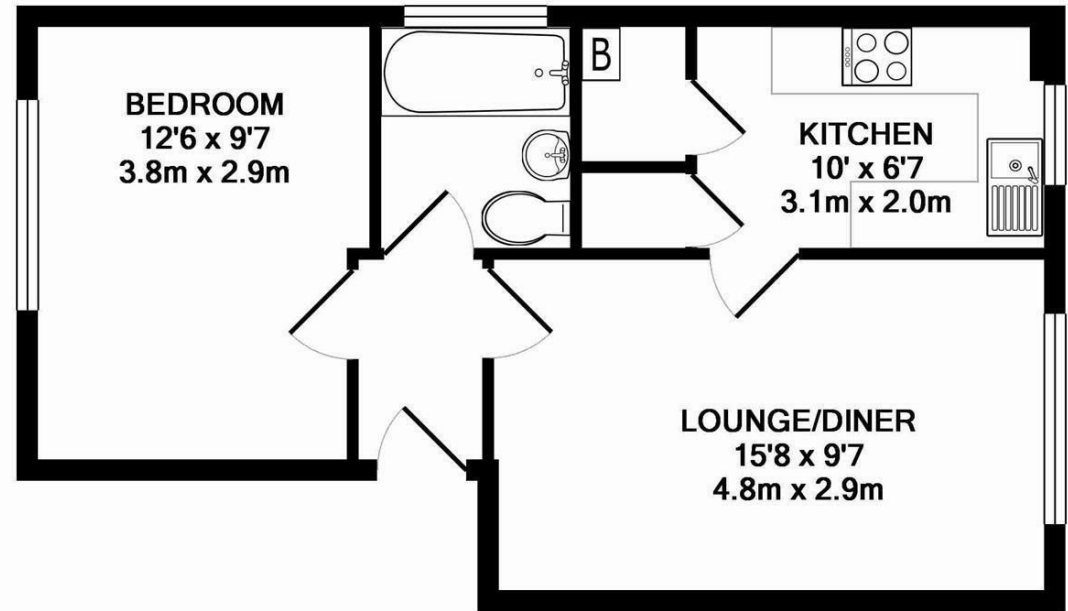
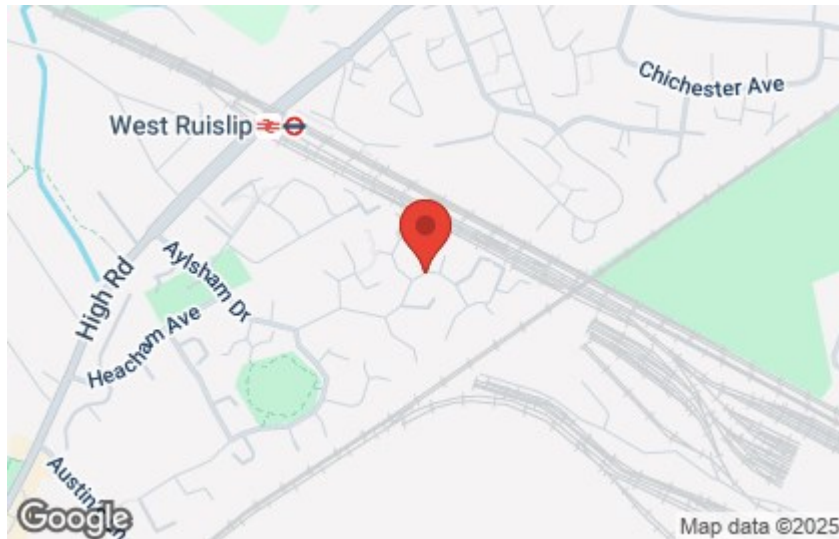
M4, A40, M25, M40



Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



TOTAL APPROX. FLOOR AREA 412 SQ.FT. (38.3 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		
	Current	Potential
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.