

Lambourne Place

Ickenham • Middlesex • UB10 8GA

Guide Price: £850,000



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This superb four bedroom semi detached family home is located in the heart of Ickenham Village. The meticulously designed home offers unrivalled living space arranged over three floors and is presented in excellent condition throughout making it the ideal home to move straight into and enjoy. Lambourne place is a quiet and secluded location consisting of six properties.

Semi detached

Four bedrooms

Formal living room

Open plan kitchen diner with centre island

Highest specification throughout

Walk in wardrobe and ensuite to master bedroom

Private Rear garden

Off street Private parking to rear

Pedestrian access direct into village

Primary & Secondary Schools in walking distance

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.





Description

The ground floor boasts wood flooring and comprises an entrance hall, guest cloakroom, fitted kitchen/diner and a formal living room. There is underfloor heating and the kitchen is fitted with quality kitchen units, quartz work surfaces and Miele integrated appliances. There is also a kitchen island, under cupboard counter lighting and porcelain tiled flooring. The first floor comprises the impressive master bedroom with en-suite and walk in dressing room, a large second bedroom, a third bedroom, and the family bathroom with feature cabinets, porcelain tiled floors, heated towel rails and Hansgrohe taps. The second floor has a fourth bedroom also with en-suite bathroom. The home boasts designer finishes and a high specification with a combination of spotlights and pendant lighting with dimmer switches (where applicable), TV points to living room, kitchen and master bed, mains operated smoke detectors with battery backup and external security lights.

Outside

To the front of the property is a private lawn and patio area. To the rear is a private garden and carport. Pedestrian access directly in to Ickenham Village.

Location

This property is central to the picturesque Ickenham village and is accessed via Boniface road. Ickenham village offers a range of restaurants, cafes and local shops whilst transport links are less than a ten minute walk away and easily accessible. Ickenham is serviced by both the Metropolitan Line and Piccadilly Lines (linking into Baker Street and Kings Cross station) whilst West Ruislip Station is serviced by both the Central Line and Chiltern Railway, with the latter offering service to London Marylebone in under 17 minutes with trains running frequently. Access to the A40 is nearby which gives great access to London and the Home Counties. For families there are a number of highly regarded schools within walking distance locally including Breakspear Primary and Vyners Secondary which also offers Sixth form level education.



Schools:

The Breakspear School 0.4 miles
The Douay Martyrs Catholic School 0.5 miles
Vyners School 0.9 miles



Train:

Ickenham Station 0.4 miles
West Ruislip Station 0.6 miles
Hillingdon Station 1.0 miles



Car:

M4, A40, M25, M40



Council Tax Band:

G

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
611 sq.ft. (56.8 sq.m.) approx.



1ST FLOOR
612 sq.ft. (56.9 sq.m.) approx.



2ND FLOOR
375 sq.ft. (34.9 sq.m.) approx.



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TOTAL FLOOR AREA: 1598 sq.ft. (148.5 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		
Very energy efficient - lower running costs	Current	Target
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		
EPC Guidance 2020/01/01		

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.