

# Laurelvale House

Ickenham • Middlesex • UB10 8SZ

Fixed Asking Price: £475,000



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est 1986

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Laurelvale House is a fantastic development situated in the heart of Ickenham and has been completed to the highest specification throughout. Expertly designed, the accommodation immediately impresses with its space, considerate layout and high quality features and fittings. The apartment benefits from a fitted kitchen, two bedrooms and two bathrooms. Set back from the road and entered via private secured gates, there is also resident parking and landscaped grounds.

Morden apartment

Two bedrooms

Open plan living space

Two bathrooms

Gated parking

Communal gardens

Video entry system

No chain

Easy access to A40/M25

Walking distance to tube lines

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**

Upon entering, there is a small hallway that provides access to different sections of the apartment. To the left, there is the main bathroom. Continuing through the hallway, there are two bedrooms situated on the right. The first bedroom is generously sized and features ample space for furnishings. This bedroom benefits from an en-suite. The second bedroom is slightly smaller but still well-proportioned, also featuring a window that allows for natural lighting. At the end of the hallway, the apartment opens into a spacious living area. This space serves as a combined living and dining area, providing a versatile setting for relaxation. The living area features a sizable window, ensuring the space is bright and inviting. Adjacent to the living area, the kitchen is positioned in an open-plan format, making it easily accessible. The kitchen is fitted with essential integrated appliances and counter space, allowing for efficient meal preparation.

### **Outside**

To the front of the property there is gated parking and there is one allocated space for this apartment. There is also visitors parking. To the rear there is a well kept communal garden.

### **Location**

Laurelvale House is a convenient and most sought after location for the modern family, offering access to a number of local amenities including local shops and numerous bus links. Ickenhams Metropolitan and Piccadilly line train station is nearby whilst West Ruislip Central line station is a stroll, short bus journey or drive away. There are a number of highly regarded local schools including Douay Martyrs Secondary and Glebe Primary school. The A40/ M40 with its links to London and the Home Counties are a short drive away along with Uxbridge Town centre with its multitude of shopping facilities, bars and restaurants.



### Schools:

The Douay Martyrs Catholic School 0.2 miles  
Glebe Primary School 0.5 miles  
Vyners School 0.7 miles



### Train:

Ickenham Station 0.3 miles  
Hillingdon Station 0.6 miles  
West Ruislip Station 0.7 miles



### Car:

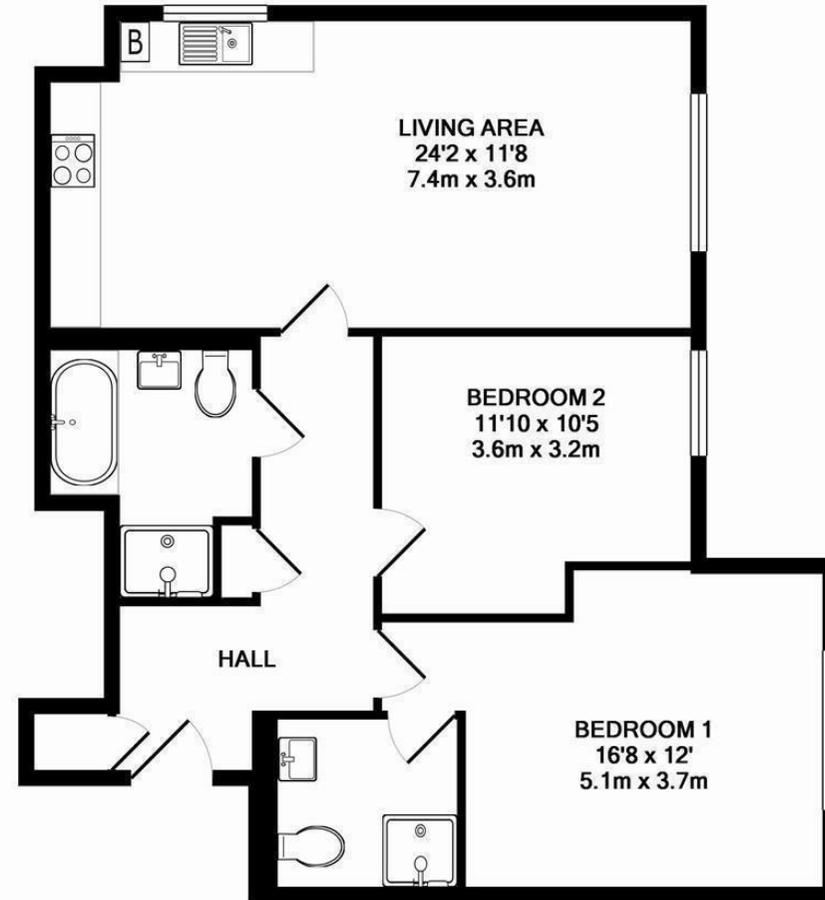
M4, A40, M25, M40



### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



TOTAL APPROX. FLOOR AREA 769 SQ.FT. (71.4 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	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		

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.