

Aylsham Drive

Ickenham • Middlesex • UB10 8UF

Guide Price: £519,000



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This charming three-bedroom terraced home presents a fantastic opportunity for buyers looking for a quiet, but also convenient location. Ideally situated on the highly sought-after Aylsham Drive, it offers easy access to train lines, Ickenham High Street, and major road links including the A40, M25, and M40. Residents will enjoy the convenience of nearby shops in Ickenham Village, as well as local amenities within the development, making this an excellent choice for those seeking their first home or a perfect family residence.

Three bedrooms

Well presented throughout

Spacious living/dining room

Conservatory

Parking directly to front

Garage to the rear

Private garden

Walking distance to Ickenham and West Ruislip station

Near to sought after 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

As you step into the home, you're welcomed by a bright and airy entrance hallway. At the rear, a spacious and light-filled living/dining room creates a warm and inviting atmosphere, seamlessly flowing into a well-appointed kitchen with ample worktop and storage space. Additionally, a charming conservatory offers delightful views of the garden. Upstairs, the first floor comprises two generous double bedrooms, a comfortable single bedroom, and a family bathroom.

Outside

The property features parking directly to the front for added convenience. To the rear, you'll find a low-maintenance pebbled garden complete with a storage shed, providing practical outdoor space. To the rear there is also a gate leading to the separate allocated garage.

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:

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



Train:

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



Car:

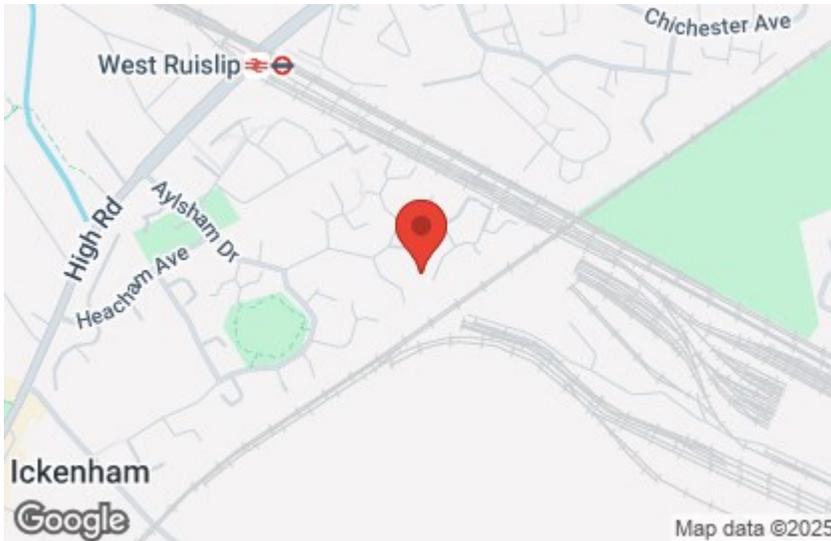
M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



OUTBUILDING
133 sq.ft. (12.4 sq.m.) approx.



GARAGE
16'4" x 8'2"
4.99m x 2.48m

GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.

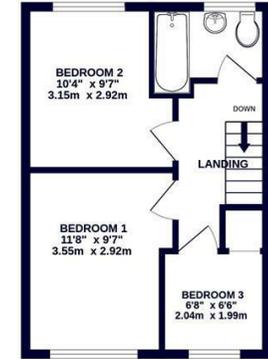


CONSERVATORY
10'3" x 7'4"
3.12m x 2.23m

KITCHEN
8'9" x 7'10"
2.66m x 2.38m

LIVING/DINING ROOM
21'11" x 15'7"
6.68m x 4.76m

1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



BEDROOM 2
10'4" x 9'7"
3.15m x 2.92m

BEDROOM 1
11'8" x 9'7"
3.55m x 2.92m

BEDROOM 3
6'8" x 6'6"
2.04m x 1.99m



TOTAL FLOOR AREA : 912 sq.ft. (84.7 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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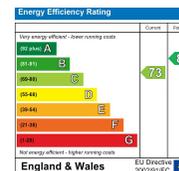


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