

# Hoylake Crescent

Ickenham • Middlesex • UB10 8JF

Guide Price: £1,099,000



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Enjoying a wonderful location in Ickenham is this superbly designed five bedroom detached family home. This immaculately presented home offers a modern design throughout ready for a growing family to move straight into and enjoy. Hoylake Crescent is a very convenient location in Ickenham being close by to well regarded schools, a short walk to Ickenham and West Ruislip Stations, and for the motorist the A40/M40 is easily accessible.

Detached

Five bedrooms

Two bathrooms

Open plan living room

Large landscaped garden

Modern interior throughout

Off street parking

Close to outstanding schools

Walking distance to Ickenham high street

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

On the ground floor, you are greeted by a welcoming entrance hall that leads into a bright and expansive open-plan kitchen and living area, perfect for both relaxing and entertaining. The modern kitchen benefits from ample worktop space and flows seamlessly into the living area, which enjoys direct access to the garden via bi-folding door. A separate utility room provides additional functionality, while a well-appointed family bathroom and two generously sized bedrooms complete the ground floor accommodation. Upstairs, the first floor features three further well-proportioned bedrooms, including a luxurious principal bedroom boasting a juliet balcony overlooking the garden, and a walk-in wardrobe. A spacious landing also connects a further modern bathroom, and a large storage cupboard. The property also benefits from air conditioning units in the main living area, and all upstairs bedrooms.

### Outside

To the front of the property is a paved driveway providing off street parking for multiple cars. To the rear is a beautiful landscaped garden that benefits a patio area, a perfect space for entertaining in the spring and summer months. To the rear there is also a large storage shed and a further sitting area.

### Location

Hoylake Crescent is a quiet U shaped tree lined road in Ickenham. Located in close proximity to Ickenham High Street which offers a superb range of shops, cafes and restaurants whilst the pleasant open space of nearby fields and parks are a short stroll away. Ickenham Station (Metropolitan / Piccadilly lines) is within easy reach providing reliable links into the City and West End. Alternatively West Ruislip Station is serviced by both tube (Central line) and train lines into Marylebone Station. For the motorist the A40 is a short drive away providing access to Central London. For families, there are a number of highly regarded schools that cater for children of all ages within close proximity including Breakspear Primary and Vyners Senior School, along with a number of leisure facilities including Uxbridge Golf Club, Hillingdon Sports & Leisure Centre and David Lloyd gym.



### Schools:

Breakspear Primary 0.1 miles  
 Douay Martyrs Catholic Secondary 0.8 miles  
 Vyners Secondary 0.9 mile



### Train:

Ickenham 0.9 mile  
 West Ruislip 1.1 miles  
 Hillingdon 1.2 miles



### Car:

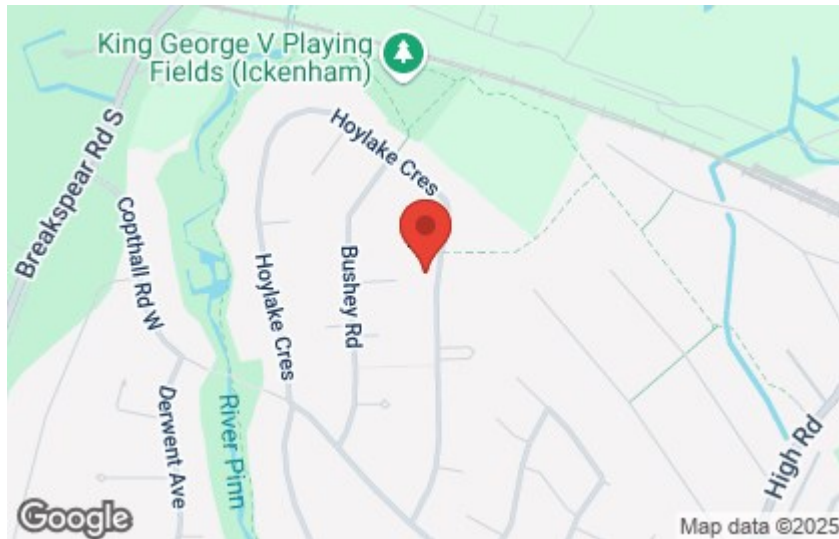
M4, A40, M25, M40



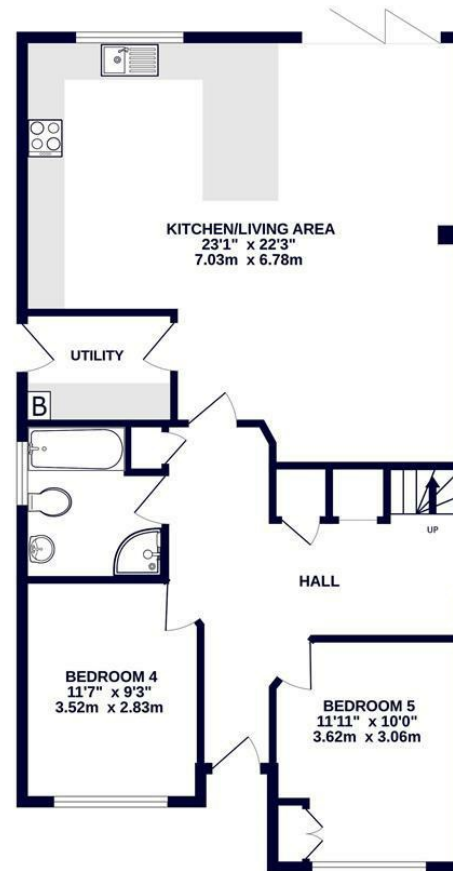
### Council Tax Band:

E

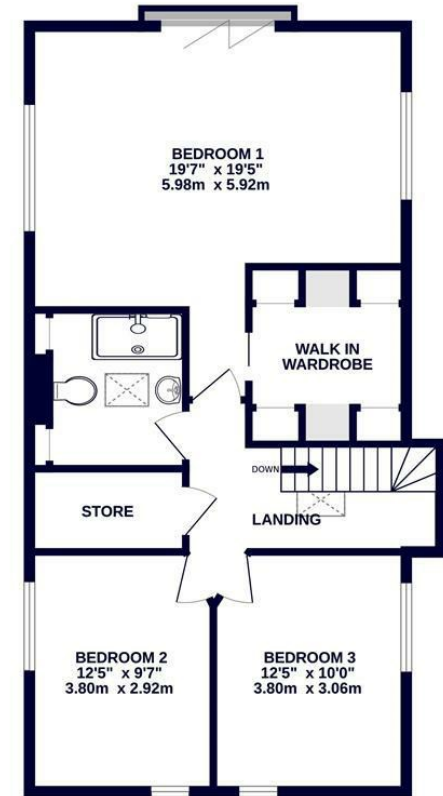
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
 943 sq.ft. (87.6 sq.m.) approx.



1ST FLOOR  
 787 sq.ft. (73.2 sq.m.) approx.



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TOTAL FLOOR AREA : 1731 sq.ft. (160.8 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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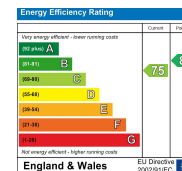
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