

Pynchester Close

Ickenham • Middlesex • UB10 8JY

Guide Price: £800,000



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est 1986

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This wonderful three bedroom detached family home is located on Pynchester Close, a perfect cul-de-sac location in the Heart of Ickenham. Being close to Ickenham high-street, sought after schools and train links it is in the perfect location for families and commuters.

Deatched

Three bedrooms

Office/study

Off street parking

Mature garden

Utility room

Cul-de-sac location

Close proximity to sought after schools

Tube lines close by

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

Starting at the main entrance of the property, you step into the entrance hall. To the left of the entrance hall is the front facing reception room. Continuing forward from the hallway, you enter a spacious kitchen/breakfast room, which is situated at the rear of the house and provides access to the garden through a set of rear doors. The kitchen features integrated appliances and plenty of space for dining. Off of the kitchen there is the convenience of a utility room. Completing the downstairs accommodation is a family bathroom. Ascending to the first floor, you arrive on a landing that connects two double bedrooms, an office/study room and a w/c. Continuing up to the second floor, you reach the impressive master bedroom. This bedroom is complimented by a walk in wardrobe and ample eaves storage space. Also on this level there is a further family bathroom.

Outside

To the front of the property there is off street parking for two cars. To the left of the property there is side access to the garden. To the rear of the property there a beautiful mature garden for the family to enjoy. There is also the benefit of a large shed for storage.

Location

Pynchester close is an ideal family location being a quiet residential road situated just a stroll away from Ickenham Village with its local shops, restaurants and Metropolitan/Piccadilly line station that provides direct links to Baker Street and The City. Breakspear Infant and Junior schools are a short walk away and there are a selection of parks surrounding. Ickenham is an ideal location for the commuter with its excellent road links to the A40/M40 yet still retains a village atmosphere with its ancient parish church, pond, pump and Swakeleys House.



Schools:

The Breakspear School 0.2 miles
 Vyners School 0.9 miles
 Glebe Primary School 1.0 miles



Train:

West Ruislip 0.6 miles
 Ickenham 0.8 miles
 Hillingdon 1.2 miles



Car:

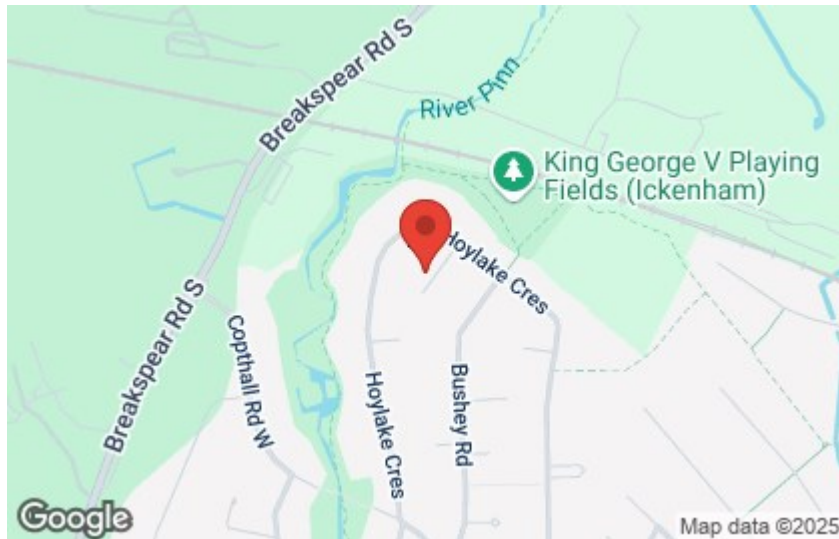
M4, A40, M25, M40



Council Tax Band:

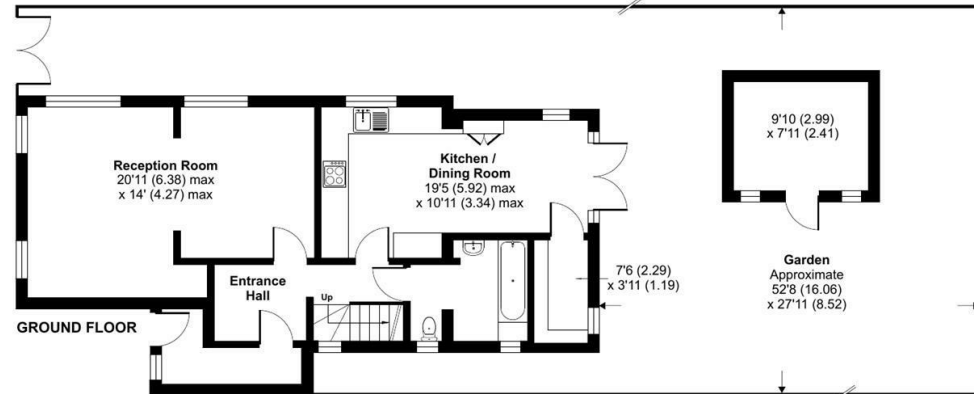
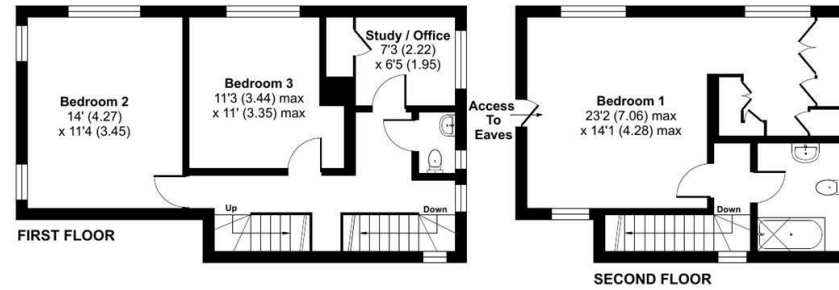
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(Distances are straight line measurements from centre of postcode)



Pynchester Close, Ickenham, Uxbridge, UB10

Approximate Area = 1549 sq ft / 143.9 sq m
 Outbuilding = 78 sq ft / 7.2 sq m
 Total = 1627 sq ft / 151.1 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Coopers. REF: 1287400

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A++ (92-100)		
A+ (89-91)		
A (86-88)		
B+ (83-85)		
B (81-82)		
C (78-80)		
D (75-77)		
E (72-74)		
F (69-71)		
G (66-68)		
Not energy efficient - higher running costs		
England & Wales		
EU 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.