

Greenacres Avenue

Ickenham • Middlesex • UB10 8HG

Guide Price: £1,100,000



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est 1986

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Boasting four bedrooms and four bathrooms this immaculately presented home is ideal for the large or growing family looking for extra space. The property offers an abundance of space and light, a flexible floor plan, and a fantastic open-plan living area to the rear with bespoke corner bi-fold doors opening up to the garden. The property is close by to the village shops, restaurants and both Ickenham and West Ruislip underground stations with it's direct links to The City and Baker Street, while London and the Home Counties are easily accessed via the A40.

Detached

Four/five bedrooms

Four bathrooms

Immaculate condition throughout

Stunning open plan living space

Utility room

Underfloor heating throughtout

In/Out driveway for ample off street parking

Large outside decking area

Close proximity to sought after schools

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

This beautifully presented home on Greenacres Avenue in Ickenham offers spacious and versatile living across two floors, ideal for families and entertaining alike. The ground floor boasts a stunning open-plan kitchen, dining, and reception area with direct access to a large garden via unique corner bi-folding doors, creating a perfect space for modern living. A separate front reception room adds additional comfort and flexibility, alongside two well-proportioned bedrooms with one of the bedrooms benefiting from an-ensuite and bespoke fitted wardrobes, a family bathroom, and finally a convenient utility room that houses the boiler and megaflo system. Upstairs, you'll find two generous double bedrooms, each benefiting from its own en-suite bathroom, providing privacy and convenience. Along the landing of the upstairs there is ample cupboard space.

Outside

To the front of the property there is a large in and out driveway providing off street parking for multiple cars. There is access to the garden through the garage. The property also includes a sizeable rear garden with a wonderful decking area that flows from the open plan living space, a perfect area for entertaining in the summer months. Beyond this is a further patio area, and lawn for the family to enjoy. The property also benefits from a EV charging point.

Location

Greenacres Avenue is a quiet residential road in Ickenham. Located in close proximity to Ickenham High Street which offers a superb range of shops, cafes and restaurants. Ickenham station (Metropolitan/Piccadilly lines) is a short walk away 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 in just 25 minutes, with regular trains every 15 minutes. For the motorist the A40 is a short drive away providing access to Central London and the Home Counties. For families, there are a number of highly regarded schools that cater for children of all ages within close proximity including Breakspear and Vyners Senior School, along with a number of leisure facilities.



Schools:

The Breakspear Primary School 0.3 miles
 Glebe Primary School 0.9 mile
 Vyners Secondary School 0.5 miles



Train:

Ickenham Station 0.6 miles
 West Ruislip Station 0.8 miles
 Hillingdon Station 0.8 miles



Car:

M4, A40, M25, M40



Council Tax Band:

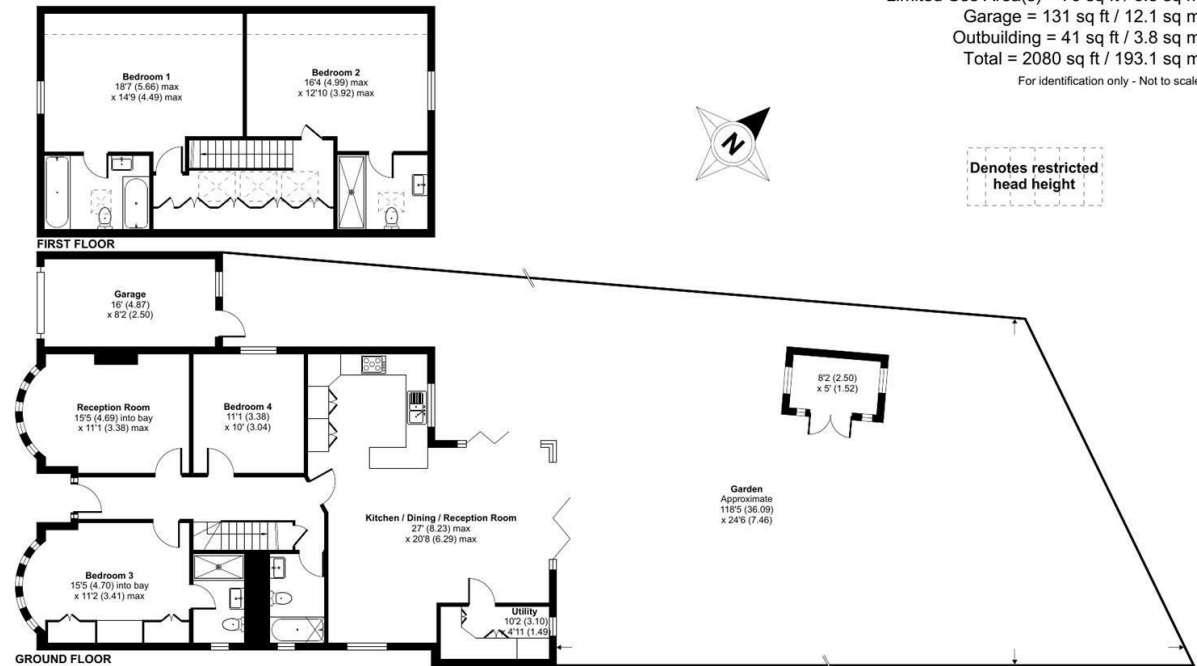
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(Distances are straight line measurements from centre of postcode)



Greenacres Avenue, Ickenham, Uxbridge, UB10

Approximate Area = 1838 sq ft / 170.7 sq m
 Limited Use Area(s) = 70 sq ft / 6.5 sq m
 Garage = 131 sq ft / 12.1 sq m
 Outbuilding = 41 sq ft / 3.8 sq m
 Total = 2080 sq ft / 193.1 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: 1289715

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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A++ (92-100)		
A+ (89-91)		
A (86-88)		
B+ (83-85)		
B (81-82)		
C+ (78-80)		
C (76-77)		
D (73-75)		
E (69-72)		
F (66-68)		
G (64-65)		
Not energy efficient - higher running costs		
England & Wales 2022/2023		

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.