

# Woodstock Drive

Ickenham • Middlesex • UB10 8EQ  
: £875,000



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This character filled three bedroom detached property has the potential to be a fantastic family home. The property briefly comprises of a large entrance porch, two large living rooms, dining area, a kitchen, utility, garage, three double bedrooms and a family bathroom. Woodstock Drive is a short journey away from Ickenham high street which offers an array of different shops and cafes along with access to numerous transport links and easy access to the A40 and M25.

Detached

Three bedrooms

Large garden

Ample off street parking

Spacious interior

Fantastic location

Potential to extend (STPP)

Near by to train links

Close 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

This fantastic three bedroom detached home located on Woodstock Drive offers great potential for the growing family to create a fantastic family home. The property downstairs comprises of a large living/dining area along with a separate family living room. It also consists of a fitted kitchen along with a separate utility room and access to the double garage from here. The upstairs comprises of a fantastic full length master bedroom along with a further two double bedrooms. Concluding the upstairs is the large family bathroom.

### Outside

This property offers ample off street parking having a paved driveway and garage, perfect for storage. To the rear of the property is a spacious, secluded garden with an added patio area, which is great for entertaining guests.

### Location

Woodstock Drive is a quiet tree lined residential road where property rarely comes to the market. The property is a stroll to the village shops, restaurants and Metropolitan/Piccadilly line train station with its direct links to The City and Baker Street, while London and the Home Counties are easily accessed via the A40. A number of highly regarded schools are within close proximity including Breakspear Primary and Vyners Senior School, along with a number of leisure facilities including Uxbridge Golf Club, bowls club and Fusion Health Club and the Hillingdon Leisure Centre.





### Schools:

Vyners Secondary and Sixth form 0.2 miles  
 Douay Martyrs Secondary and Sixth form 0.8 miles  
 Breakspear Primary 0.9 miles



### Train:

Hillingdon 0.7 miles  
 Ickenham 0.9 miles  
 Uxbridge 1.2 miles



### Car:

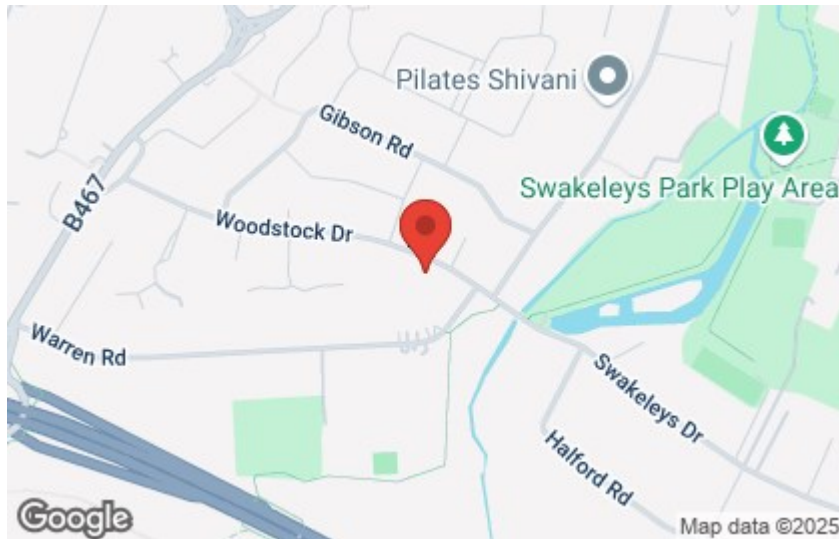
M4, A40, M25, M40



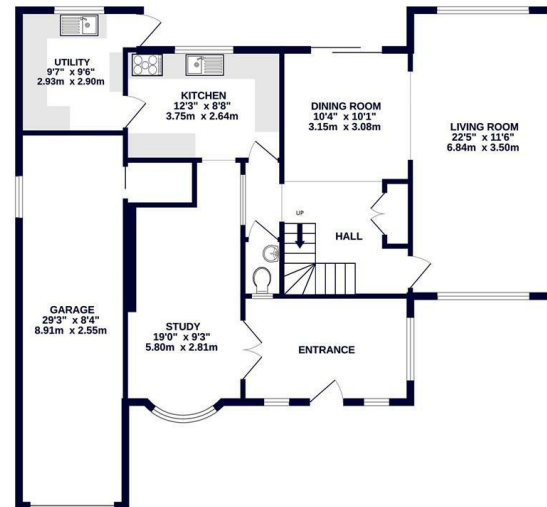
### Council Tax Band:

G

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
1204 sq.ft. (111.9 sq.m.) approx.



1ST FLOOR  
721 sq.ft. (67.0 sq.m.) approx.



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TOTAL FLOOR AREA: 1925 sq.ft. (178.8 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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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EPC Standard 2020/1/15C		

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.