

# Windrush Close

Ickenham • Middlesex • UB10 8EJ

Guide Price: £900,000



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A charming four bedroom detached property that is located on a fantastic plot of land spanning approximately 1/4 of an acre offering plentiful opportunities to extend and create the perfect family home. The property currently boasts four bedrooms, a reception room, a kitchen/dining room, a conservatory, and a family bathroom. Windrush Close is a popular location within close proximity to local shops and well regarded schools at Breakspear Primary and Vyners Secondary. Local transport links are available from nearby West Ruislip (Central line) or Ickenham tube stations (Metropolitan/Piccadilly) providing reliable links into the City and West End.

Detached

Four bedrooms

Excellent potential to extend (STPP)

Off street parking

Detached garage

Expansive rear garden

No chain

Close proximity to sought after schools

Walking distance to tube lines

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

Upon entering this property on Windrush Close, you are welcomed into a central hallway that provides access to a well-proportioned reception room, perfect for entertaining or relaxing with family. The adjacent kitchen/dining room leads seamlessly into a bright conservatory, offering views over the spacious garden and allowing for plenty of natural light to fill the space. Also on the ground floor are two generously sized bedrooms and a family bathroom, providing flexible accommodation. A useful store room is located to the rear, along with access to the garden and an external outbuilding. Upstairs, the property continues to impress with two further double bedrooms, each featuring eaves storage and benefitting from a sense of privacy and comfort.

### Outside

To the front of the property there is a driveway for off street parking. The driveway leads to the detached garage for additional parking or ample storage. There is also a well maintained lawn to the front. To the rear you will find an expansive garden that measures approximately 136ft x 62ft. The garden is a fantastic feature of the property and is a space the family can really enjoy in the spring/summer months.

### Location

The property is situated within close proximity to well-regarded schools such as Breakspear Primary, Douay Martyrs and Vyners Secondary. There are excellent transport links with the A40/M40 a short drive away providing access to London and the M25. Ickenham Village is a short walk away where there are a vast range of local shops, restaurants and bars. Ickenham Station offers the Metropolitan and Piccadilly lines whilst West Ruislip Station is serviced by both tube and train lines into Marylebone Station. There are a number of leisure facilities nearby including Uxbridge Golf Course, Hillingdon Leisure Centre also there is also Ickenham Cricket club nearby. The property is also located on a hail and ride bus route which is the U10 taking you to Uxbridge and Ruislip.



### Schools:

Vyners School 0.3 miles  
The Breakspear School 1.0 miles  
Douay Martyrs Catholic School 1.0 miles



### Train:

Ickenham Station 1.2 miles  
Hillingdon Station 1.0 mile  
West Ruislip Station 1.4 miles



### Car:

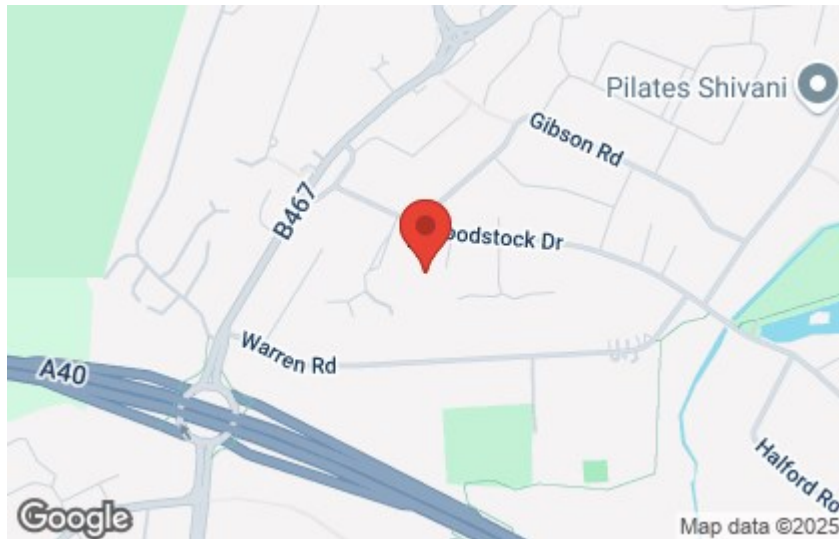
M4, A40, M25, M40



### Council Tax Band:

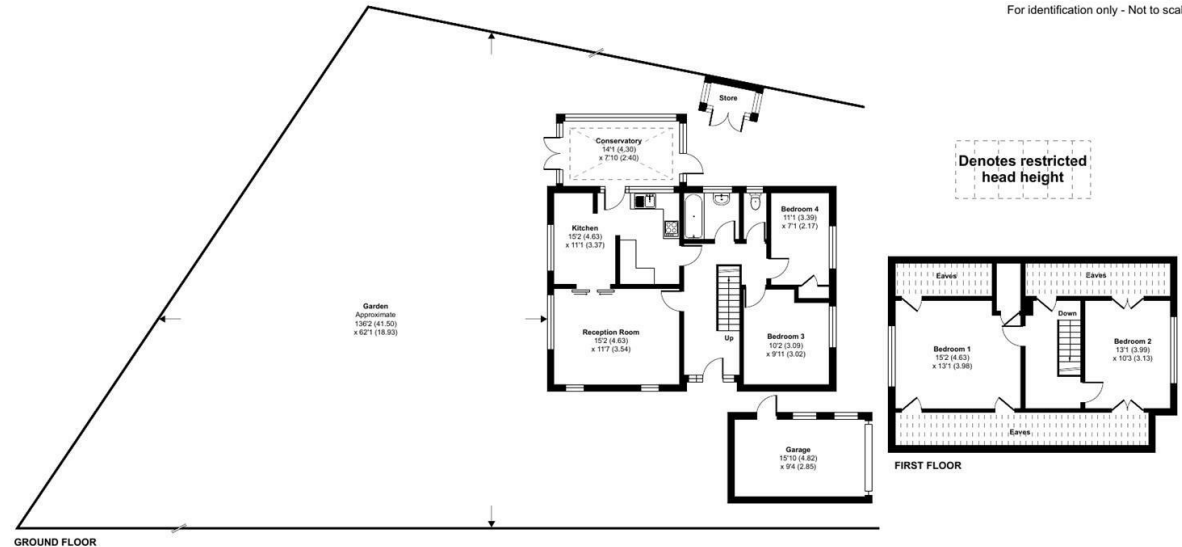
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(Distances are straight line measurements from centre of postcode)



## Windrush Close, Ickenham, Uxbridge, UB10

Approximate Area = 1335 sq ft / 124 sq m  
Limited Use Area(s) = 273 sq ft / 25.3 sq m  
Garage = 148 sq ft / 13.7 sq m  
Outbuilding = 15 sq ft / 1.3 sq m  
Total = 1771 sq ft / 164.3 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). © nichcom 2025. Produced for Coopers. REF: 1295876

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Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Target
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (22-38)		
G (1-21)		
Not energy efficient - higher running costs		
England & Wales 15/05/2019		

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.