

# Cunningham Drive

Ickenham • Middlesex • UB10 8FL

Guide Price: £880,000



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A superb, modern four bedroom, semi detached family home that offers fantastic space and light throughout. It is nestled in a peaceful location and is a short walk to West Ruislip and Ickenham Stations.

This property is a great opportunity for a family to move straight in to and enjoy. It briefly comprises of a spacious kitchen/dining room with integrated appliances, living room, four sizable bedrooms, three bathrooms and a downstairs w/c. There is ample storage across the property including a walk in wardrobe to the master bedroom.

Semi detached house

Four bedrooms

Three bathrooms

Off street parking

Private garden

Spacious interior throughout

Garage

Minutes from West Ruislip and Ickenham stations

Close 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

This spacious and thoughtfully laid-out three-storey home offers flexible living across all levels. The ground floor features a large open-plan kitchen and dining area, a separate study, utility room, and w/c. On the first floor, you'll find a bright and airy living room along with two well-proportioned bedrooms and a family bathroom. The top floor is dedicated to the principal bedroom suite, complete with a private en-suite, a dressing room, and an additional double bedroom with its own en-suite shower room. Ideal for families or those needing versatile work-from-home spaces.

### Outside

This charming rear garden provides a low-maintenance outdoor space ideal for both relaxation and entertaining. Thoughtfully designed with a blend of lawn and paved areas, it offers ample room for outdoor seating, dining, or family activities. Fully enclosed for privacy and security, the garden also benefits from convenient direct access to the garage, adding to its overall practicality. To the front of the property there is a driveway providing off street parking for two cars. The driveway leads to the garage for additional parking or ample storage space.

### Location

Cunningham Drive is tucked away in a peaceful road, located a short walk away from Ickenham village which offers a superb range of fashionable shops, cafes and restaurants. West Ruislip Station is a 5 minute walk away and is serviced by both tube (Central line) and train lines into Marylebone Station via Chiltern Railways. Ickenham Station (Metropolitan/Piccadilly lines) is close by and provides reliable links into the City and West End. For the motorist the A40 is a short drive away providing access to Central London, Oxford, Heathrow and Watford. For families, there are a number of highly regarded schools including Breakspear Infant and Juniors and Vyners Senior School, along with a number of leisure facilities including Uxbridge Golf Club and Ruislip Bowls Club. Truesdales is in an ideal location for those seeking convenience and connections to London.



### Schools:

Glebe Primary School 0.7 miles  
The Breakspear School 1.1 miles  
Vyners School 1.3 miles



### Train:

West Ruislip 0.1 miles  
Ickenham 0.5 miles  
Ruislip 0.7 miles



### Car:

M4, A40, M25, M40



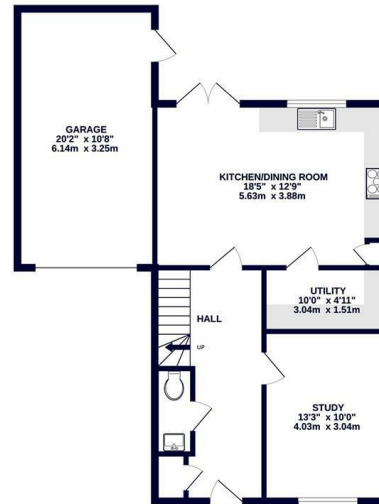
### Council Tax Band:

G

(Distances are straight line measurements from centre of postcode)



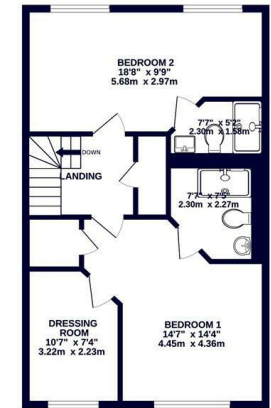
GROUND FLOOR  
785 sq.ft. (72.8 sq.m.) approx.



1ST FLOOR  
566 sq.ft. (52.4 sq.m.) approx.



2ND FLOOR  
562 sq.ft. (52.2 sq.m.) approx.



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TOTAL FLOOR AREA: 1913 sq.ft. (177.7 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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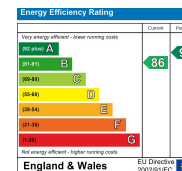
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