

# Irwin Close

Ickenham • Middlesex • UB10 8HA  
Guide Price: £875,000



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Set within a secure gated development, Irwin Close has just seven detached houses so is a perfect small community. The property on offer is a beautifully presented three-bedroom detached home, ideal for growing families or downsizers alike. This well-appointed property boasts three generous double bedrooms, two bathrooms, a private garden, a double garage, and off-street parking. Perfectly positioned just minutes from Ickenham High Street, residents can enjoy a vibrant selection of shops, cafes, and local amenities right on their doorstep.

Detached house

Gated close

Three bedrooms

En-suite to master bedroom

Off street parking

Double garage

Close to sought after schools

Minutes from Ickenham high street

Near to train lines

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 well-proportioned three-bedroom home offers a practical and versatile layout, perfect for modern family living. The ground floor boasts a bright reception room, a spacious dining room with direct garden access, a contemporary kitchen, and a convenient downstairs WC. Upstairs, you'll find three generous double bedrooms, including a master with en suite and fitted wardrobes. The second bedroom also features built-in storage, and a well-appointed family bathroom completes the first floor.

## Outside

The property offers ample off-street parking with a spacious paved driveway accommodating multiple vehicles. In addition, a large garage provides further parking or excellent storage options. To the rear, a beautifully maintained private garden features a patio area ideal for outdoor entertaining, along with convenient side access.

## Location

Situated in a secluded, gated development, this detached home is located footsteps from the village which offers a superb range of fashionable 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 (Chiltern Line) into Marylebone Station in just 25 minutes, with regular trains every 15 minutes. For the motorist the A40, M40 & M25 are all a short drive away providing access to Central London and the Home Counties. For families, there are a number of highly regarded schools including Douay Martyrs, Breakspear Infant and Juniors and Vyners Senior School, along with a number of leisure facilities including Ruislip Golf Club and Fusion Leisure Centre. Additional leisure facilities can be found close by at Ruislip Lido/Woods and Hillingdon Leisure Centre which includes an Athletics Stadium, plus outdoor and indoor swimming pools.



#### Schools:

Breakspear School 0.5 miles  
 Vyners School 0.8 miles  
 The Douay Martyrs Catholic School 0.8 miles



#### Train:

Ickenham Station 0.7 miles  
 West Ruislip Station 0.9 miles  
 Hillingdon Station 1.3 miles



#### Car:

M4, A40, M25, M40



#### Council Tax Band:

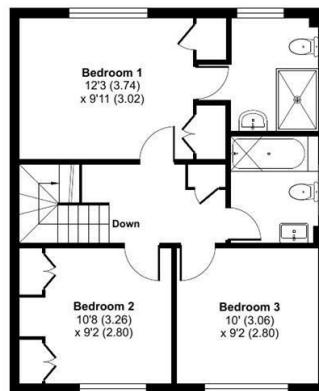
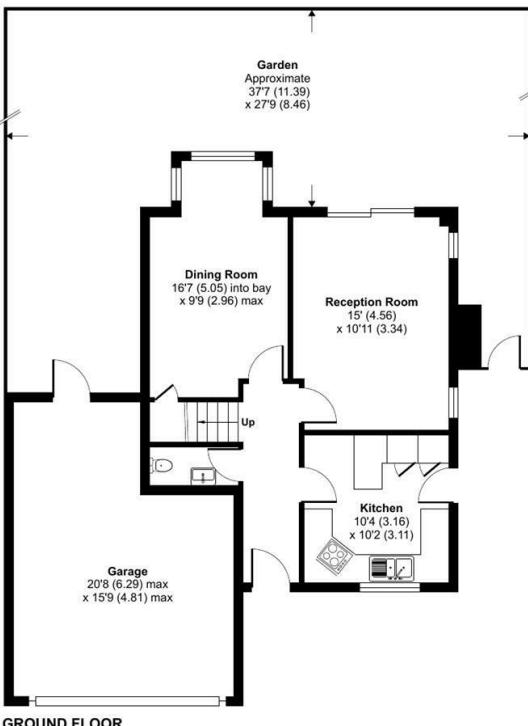
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(Distances are straight line measurements from centre of postcode)



### Irwin Close, Ickenham, Uxbridge, UB10

Approximate Area = 1055 sq ft / 98 sq m  
 Garage = 276 sq ft / 25.6 sq m  
 Total = 1331 sq ft / 123.6 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). © nicechom 2025. Produced for Coopers. REF: 1313142

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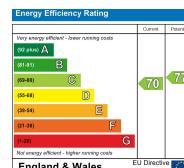
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