

Crosier Road

Ickenham • Middlesex • UB10 8RR

Guide Price: £700,000



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Set in a popular and convenient residential location is this fantastic three bedroom / two bathroom semi detached family home. The property boasts a flexible floor plan offering excellent living accommodation, presented to a high standard this home is perfect for a family to move straight into and enjoy. Ideally located the property is a short walk away from Ickenham Station that services the Metropolitan and Piccadilly lines, and is situated close by to sought after local schools.

Semi detached

Three bedrooms

Two bathrooms

Off street parking

Garage

Study/office

Excellent condition throughout

Walking distance to tube lines

Close by to sought after schools

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

As you enter through the front door, you are greeted by a welcoming hallway that provides access to the main living areas. To the left, the generous living room offers a bright and inviting space perfect for relaxing in the evenings. Adjacent to the living room is the dining room that then flows seamlessly to the kitchen. The kitchen/breakfast room at the rear of the property is a fantastic hub of the home, fitted with ample cabinetry and workspace, and featuring convenient access to the rear garden. Just off the kitchen is a practical utility area and a downstairs shower room, ensuring functionality for busy households. Completing the ground floor is a versatile study room, perfect for remote working or use as a playroom, and a separate store room offering additional storage solutions. Upstairs, the landing leads to three well-proportioned bedrooms. The main bedroom is bright and spacious, positioned at the front of the property. Bedroom two is also a comfortable double room, while bedroom three provides a cosy space ideal for a child's bedroom or nursery. The family bathroom is located on this level and features both a bath and WC.

Outside

To the front of the property there is driveway providing off street parking, and a garage for storage. To the rear the property offers a manageable secluded garden. The garden can be accessed through the garage and the study/office.

Location

Crosier Road is a popular quiet residential road located only moments away from the heart of Ickenham Village and its selection of shops, cafes and restaurants to offer. The Metropolitan/Piccadilly line train station at Ickenham is only a short walk away and provides direct links to the City and Baker Street. West Ruislip Station offers the Central Line and is also within easy reach being only a short walk away. There are a number of bus links into Uxbridge, Hillingdon and Ruislip whilst the M25/A40/M40 road links are also only a short distance away.



Schools:

Glebe Primary School 0.2 miles
The Breakspear School 0.7 miles
The Douay Martyrs Catholic School 0.2 miles



Train:

Ickenham 0.1 miles
West Ruislip 0.5 miles
Hillingdon 0.7 miles



Car:

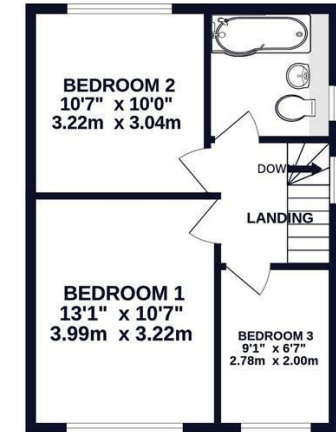
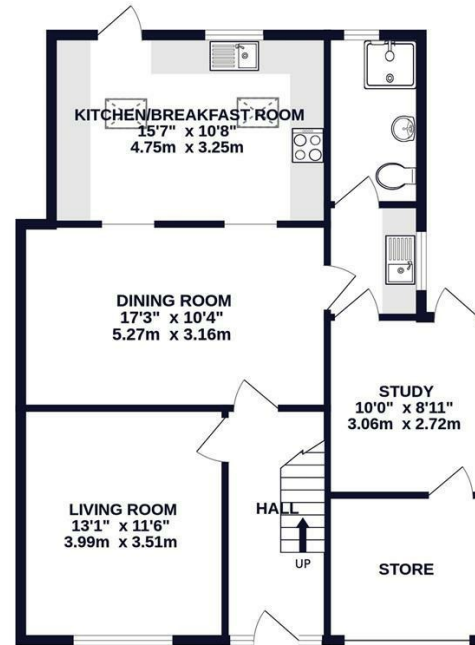
M4, A40, M25, M40



Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



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TOTAL FLOOR AREA: 1224 sq.ft. (113.7 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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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 (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EPC Standard 2020/1/18C		

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.