

# Derwent Avenue

Ickenham • Middlesex • UB10 8HL

Offers In Excess Of: £900,000



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# Derwent Avenue

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This beautifully presented four-bedroom detached chalet bungalow boasts a modern interior and excellent living space throughout. Ideally located, it sits within close proximity to the highly sought-after Breakspear Primary School and Vyners Secondary School. Just a short walk from Ickenham Station, offering access to both the Metropolitan and Piccadilly lines, the property also benefits from excellent road links with the A40, M40, and M25 nearby—making it perfect for commuters and motorists alike.

Detached chalet bungalow

Four bedrooms

Two modern bathrooms

Mature landscaped garden

Bi-fold doors leading to garden

Presented in excellent condition

Off street parking

Garage and workshop

Near 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

The ground floor features a welcoming entrance hall that leads to two well-proportioned bedrooms and a contemporary family bathroom. To the rear, a spacious open-plan living and dining area offers lovely views of the garden, creating a bright and welcoming space for relaxing or entertaining. From the dining area there are bi-folding doors that open up to the patio area. The fitted kitchen is well presented and provides ample worktop space, practical storage, a breakfast bar, and there is access to the garden. Upstairs, you'll find two additional bedrooms along with a modern, stylish bathroom—ideal for flexible family living.

### Outside

The property offers off-street parking with a spacious driveway, complemented by a garage for additional parking or useful storage. To the rear, a beautifully maintained and mature garden provides an ideal setting for outdoor living, also featuring a large patio area perfect for entertaining. A separate workshop adds versatility, while the landscaped lawn, framed by mature shrubs and colourful flower beds, creates a tranquil and inviting outdoor space.

### Location

This residence is located on one of Ickenham's sought after roads and is in close proximity to Ickenham High street offering trendy eateries, shops and transport links. For the motorist, there are excellent connections to central London via the A40 and the M40. Commuters are well suited with a number of train stations nearby and a wide variety of underground and over ground lines. Ickenham station is a short stroll from this residence offering the Metropolitan and Piccadilly lines into Central London. About 20 minutes away is West Ruislip station offering both the Central underground line and the Chiltern Railways, getting commuters into Central London in 25 minutes. For families, there are a number of highly regarded schools that cater for children of all ages within close proximity including Breakspear and Vyners.



### Schools:

The Breakspear School 0.3 miles  
 Vyners School 0.7 miles  
 The Douay Martyrs Catholic School 0.7 miles



### Train:

Ickenham Station 0.8 miles  
 West Ruislip Station 1.1 miles  
 Hillingdon Station 1.3 miles



### Car:

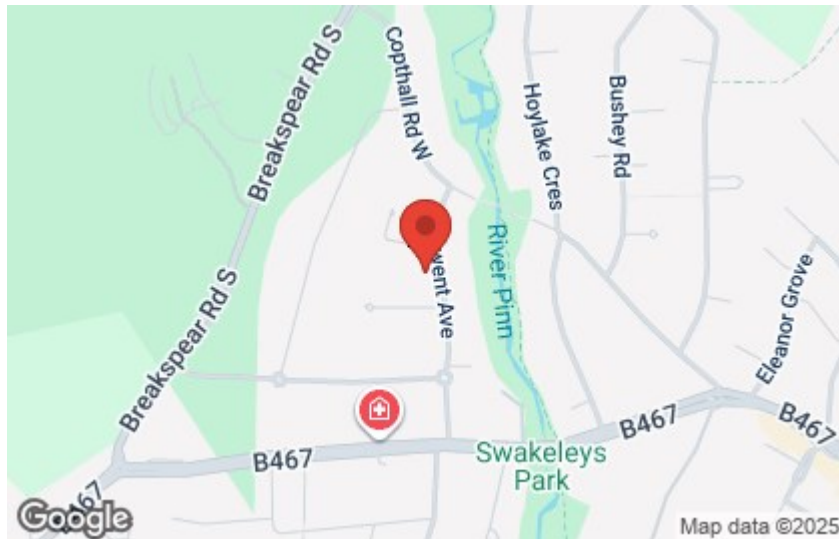
M4, A40, M25, M40



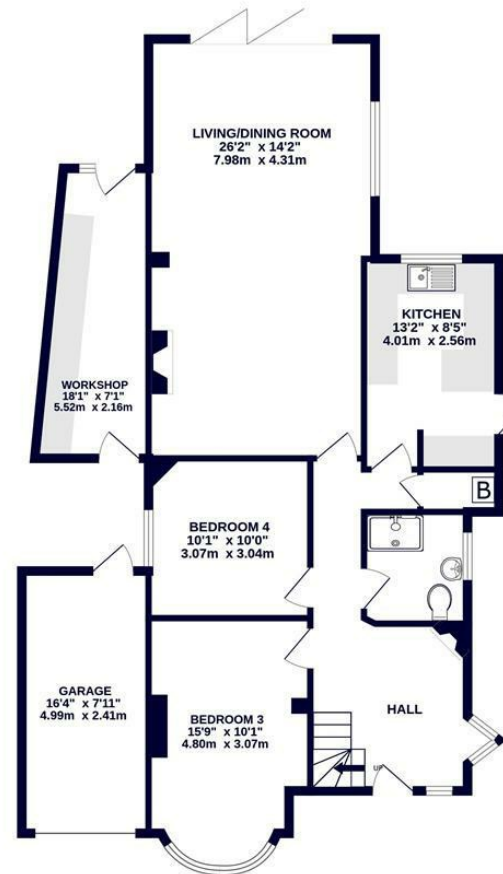
### Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
 1149 sq.ft. (106.8 sq.m.) approx.



1ST FLOOR  
 344 sq.ft. (31.9 sq.m.) approx.



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TOTAL FLOOR AREA: 1493 sq.ft. (138.7 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                    |         |        |
|---------------------------------------------|---------|--------|
| Very energy efficient - lower running costs | Current | Target |
| A                                           |         |        |
| B                                           |         |        |
| C                                           |         |        |
| D                                           |         |        |
| E                                           |         |        |
| F                                           |         |        |
| G                                           |         |        |
| Not energy efficient - higher running costs |         |        |
| England & Wales                             |         |        |
| EPC Directive 2002/91/EC                    |         |        |

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.