

Ivy House Road

Ickenham • Middlesex • UB10 8NG

Guide Price: £1,000,000



coopers
est 1986

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A beautiful detached home full of character and set on one of Ickenham's sought after locations. The property is also sat on a generous plot offering excellent potential to further enhance (STPP). Ivy House Road is a very convenient location in Ickenham and it is a short walking distance to Ickenham and West Ruislip Stations, and for the motorist the A40/M40 is easily accessible.

Sunning character property

Deatched

Four bedrooms

Potential to extend (STPP)

Ample off street parking

Garage

Large garden

Sought after location

Close to well regarded schools

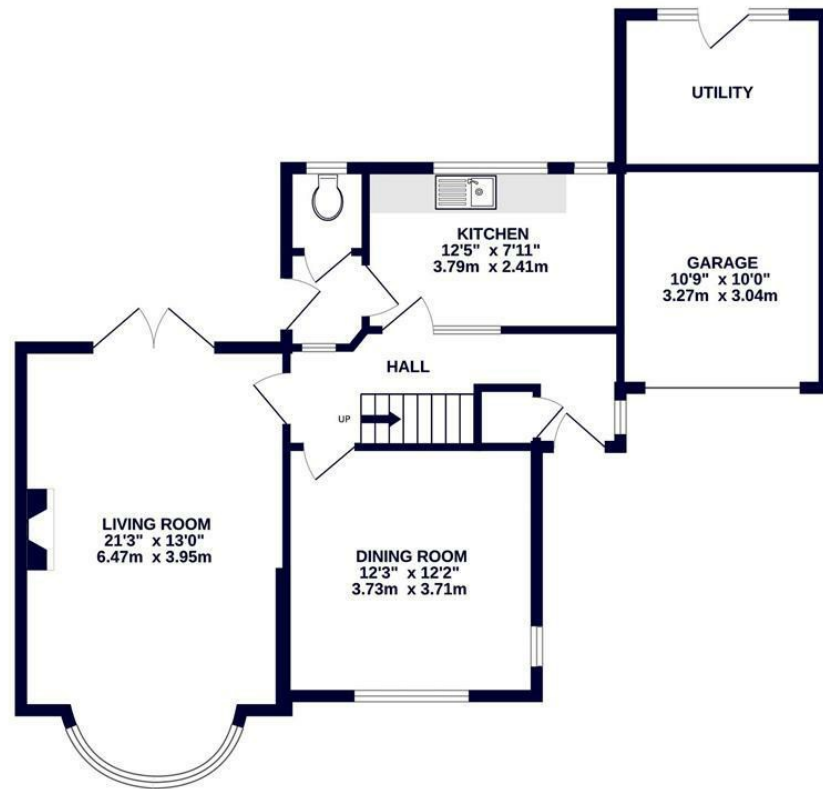
Walking distance to tube lines

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.

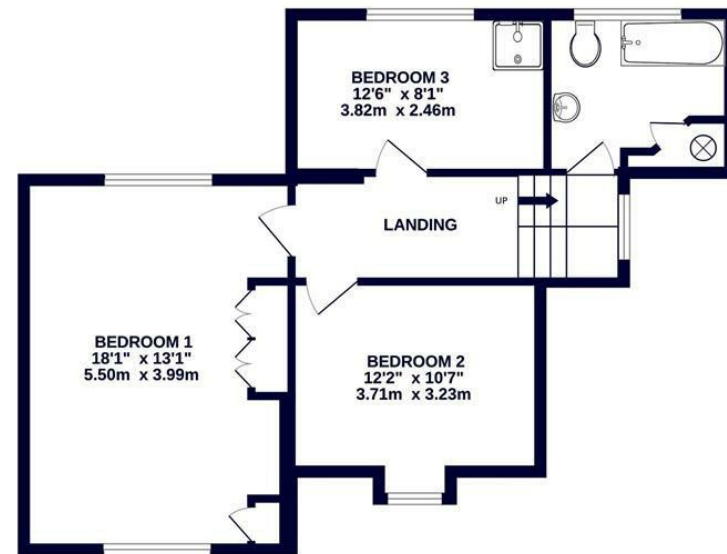




GROUND FLOOR
798 sq.ft. (74.1 sq.m.) approx.



1ST FLOOR
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA : 1400 sq.ft. (130.0 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 (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 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.