

Aylsham Drive

Ickenham • Middlesex • UB10 8UF
Guide Price: £520,000



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This three-bedroom end-terraced home is located on Aylsham Drive, a highly regarded development just a short walk from both West Ruislip and Ickenham tube stations. Requiring some modernisation, the property presents an excellent opportunity for first-time buyers or those looking to create a conveniently situated family home tailored to their tastes. Further benefits include a separate garage and residents parking.

Three bedrooms

End terrace

Secluded garden

Garage

Quiet cul-de-sac location

Residents parking

No chain

Short walk to local amenities

Close proximity to West Ruislip station

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.

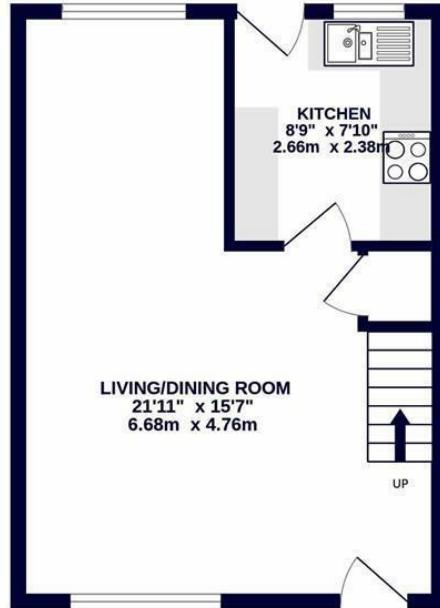




OUTBUILDING
133 sq.ft. (12.4 sq.m.) approx.

GROUND FLOOR
342 sq.ft. (31.8 sq.m.) approx.

1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 812 sq.ft. (75.5 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	
	Current
Very energy efficient - lower running costs	
201401 A	87
201402 B	
201403 C	
201404 D	
201405 E	
201406 F	
201407 G	
All energy efficient - higher running costs	
EU 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.