

Woodstock Drive

Ickenham • Middlesex • UB10 8EG

Guide Price: £800,000



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A well maintained three bedroom semi-detached house on a desirable road in Ickenham offering generous sized rooms throughout, a secluded garden and an impressive frontage with parking for multiple vehicles. This property is ideally situated, being just a short distance from local amenities, highly regarded schools and excellent transport links.

Semi detached

Three bedrooms

Large driveway

Detached garage

Well presented throughtout

Air conditioning unit

Potential to extend (STPP)

Sought after location

Walking distance to well regarded 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

Woodstock Drive is a quiet residential road where you will find this attractive, generously proportioned, spacious three bedroom semi-detached home that has been perfectly designed for relaxed family living. The ground floor briefly comprises a large entrance hallway, cloakroom and a spacious L-shaped lounge located to the front flowing into the connected dining room. The kitchen/breakfast room is well presented with fitted appliances and ample storage cupboards. From the kitchen there is access to the conservatory that overlooks the garden. On the first floor there are three generously sized double bedrooms all benefiting from built in wardrobe space. Completing the first floor is the family bathroom.

Outside

The property is approached from an imposing driveway, providing parking for multiple cars, with the added benefit of a detached garage. The leafy rear garden provides a large space for private family enjoyment, with a paved patio and spacious lawn area. If desired, there is ample space and potential to extend the house to the side and rear, STPP

Location

Located in a sought after road being only a short distance to Ickenham Village which offers a good range of 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 into Marylebone Station in just 25 minutes. For the motorist the A40 is a short drive away providing access to Central London and the Home Counties. For families, there are a number of highly regarded schools within walking distance including Vyners Secondary School, Douay Martyrs and Breakspear Infant and juniors. There are a number of facilities nearby including Hillingdon Leisure Centre, Uxbridge Golf Club, Denham Country Park and Uxbridge Town Centre.





Schools:

Vyners School 0.4 miles
The Breakspear School 1.4 miles
Douay Martyrs Catholic School 1.1 miles



Train:

Ickenham Station 1.3 miles
Hillingdon Station 1.0 mile
West Ruislip Station 2.4 miles



Car:

M4, A40, M25, M40



Council Tax Band:

E

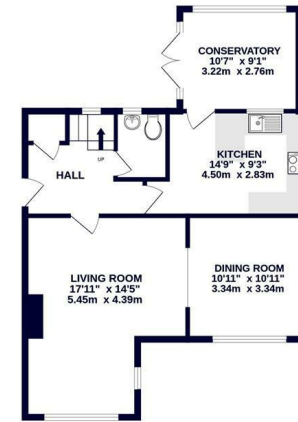
(Distances are straight line measurements from centre of postcode)



GARAGE
148 sq.ft. (13.8 sq.m.) approx.



GROUND FLOOR
673 sq.ft. (62.3 sq.m.) approx.



1ST FLOOR
583 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA: 1404 sq.ft. (130.4 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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01895 547 011
27-29 Swakeleys Road, Ickenham,
Middlesex, UB10 8DF
ickenham@coopersresidential.co.uk

CoopersResidential.co.uk

Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Energy inefficient - higher running costs	G		
Energy Efficiency Rating Legend		71	83
England & Wales		03/09/2022	03/09/2022

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.