

# Court Road

Ickenham • Middlesex • UB10 8TE

Guide Price: £1,250,000



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est 1986

# Court Road

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An opportunity to acquire a unique five bedroom, detached residence on Court Road, Ickenham, an exclusive tree lined residential road that is regarded as one of Ickenham's most prestigious and sought after locations. It is a short stroll to the village shops, restaurants and Metropolitan / Piccadilly line train station with direct links to The City and Baker Street, while London and the Home Counties are easily accessed via the A40. A number of highly regarded schools are within close proximity including Breakspear & Vyners Senior School.

Detached family home

Five bedrooms

Potential to extend (STPP)

Large garden

Double garage

Spacious interior throughout

Ample off street parking

Near to Ickenham high street

Close 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

As you enter the property, you are first met by an entrance porch and large hallway. To the left of the porch there is access to the double length garage. Directly in front of you is a storage cupboard and a sizeable utility room, with ample storage units. To the right there is a large bright living room which flows through to the conservatory that benefits from wonderful views overlooking the garden. The garden can be accessed from the conservatory. To the front of the property there is a spacious fitted kitchen/breakfast room and a separate dining room. There is also the convenience of a downstairs w/c. As you make your way up to the first floor there is a generous landing providing access to five double bedrooms and two family bathrooms. Four bedrooms benefit from fitted storage space.

### Outside

This property offers ample off street parking, having a large driveway, which fits up to three cars. There is also a double garage, for extra parking or storage. The garage can be accessed to the front of the home, or through a door inside which is located in the porch. To the right of the property there is side access into the garden. To the rear there is a large, private garden, surrounded by mature shrub borders and an extensive patio area, fitted with a high quality electric awning/ sun canopy, making it perfect for outside entertaining during the summer months.

### Location

Court Road is an exclusive tree lined residential road that is regarded as one of Ickenham's most prestigious and sought after locations. It is a short stroll to the village shops, restaurants and Metropolitan / Piccadilly line train station with direct links to The City and Baker Street, alternatively West Ruislip station on Central / BR line also provides a reliable service. For the motorist, London and the Home Counties are easily accessed via the A40/M25. A number of highly regarded schools are within close proximity including Breakspear, Douay Martyrs & Vyners Senior School. along with a number of leisure facilities including Uxbridge Golf Club, bowls club and Fusion Gym which has a modern gym, tennis and squash courts and swimming pool.



### Schools:

The Breakspear School 1.0 miles  
Vyners School 0.8 miles  
The Douay Martyrs Catholic School 0.2 miles



### Train:

Hillingdon 0.3 miles  
Ickenham 0.4 miles  
West Ruislip 0.9 miles



### Car:

M4, A40, M25, M40



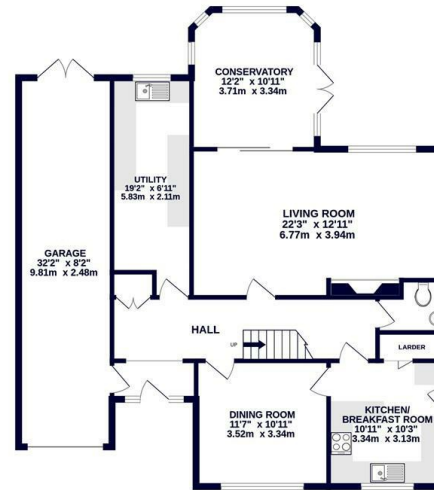
### Council Tax Band:

G

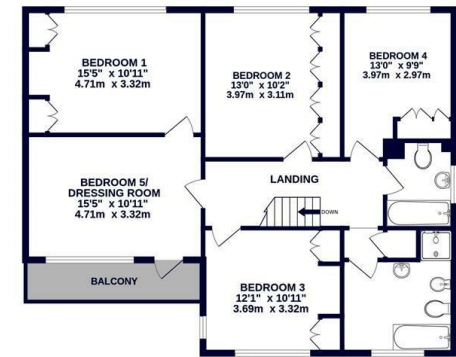
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
1228 sq.ft. (114.1 sq.m.) approx.



1ST FLOOR  
988 sq.ft. (91.8 sq.m.) approx.



TOTAL FLOOR AREA : 2216 sq.ft. (205.9 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 | Least energy efficient - higher running costs |
| A                                      | G                                             |
| B                                      | F                                             |
| C                                      | E                                             |
| D                                      | D                                             |
| E                                      | C                                             |
| F                                      | B                                             |
| G                                      | A                                             |

Current Rating: **B** (55)

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.