

# Almond Avenue

Ickenham • Middlesex • UB10 8NA

Guide Price: £985,000



coopers  
est 1986

# Almond Avenue

Ickenham • Middlesex • UB10 8NA

This detached four-bedroom home presents a fantastic opportunity to create your dream residence. Featuring a spacious interior and a prime location just minutes from Ickenham High Street, it offers both comfort and convenience.

The property boasts three reception rooms, a dining room, a well-appointed kitchen, a utility room, four generously sized double bedrooms, and a family bathroom.

Detached

Four bedrooms

Garage

Off street parking

Spacious interior throughout

Three reception rooms

Potential to extend (STPP)

Close to sough after schools

Minutes from Ickenham high street

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

Upon entering the home, you are welcomed by a bright and spacious porch leading into an inviting entrance hallway. The ground floor boasts three generous reception rooms, a dining room with views of the garden, a fitted kitchen with access to the garden, a utility room, and a convenient W/C. Upstairs, the first floor features four well-proportioned double bedrooms, three of which include fitted wardrobes, and completing the upstairs is a family bathroom and a separate W/C.

### Outside

At the front of the property, a spacious green garden is beautifully enclosed by mature shrubbery, creating a serene and inviting entrance. To the rear, a generously sized garden offers ample outdoor space, complemented by a garage providing convenient off-street parking.

### Location

Almond Avenue is a short walk from Ickenham village which offers a superb range of fashionable shops, cafes and restaurants. Ickenham and West Ruislip Train stations offer the Metropolitan, Piccadilly and Central lines, providing reliable links into the City and West End. For the motorist the A40 is a short drive away providing access to the M40/M25 motorways, Central London and the Home Counties. For families, there are a number of highly regarded schools including Vyners Senior School, Breakspear Infant and Juniors and Glebe Primary School, along with a number of leisure facilities including Uxbridge Golf Centre, Ickenham Cricket Club and Hillingdon Sports and Leisure Complex.



### Schools:

The Breakspeare School 0.3 miles  
 The Douay Martyrs School 0.5 miles  
 Vyners School 0.8 miles



### Train:

Ickenham 0.2 miles  
 West Ruislip 0.5 miles  
 Hillingdon 0.8 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

G

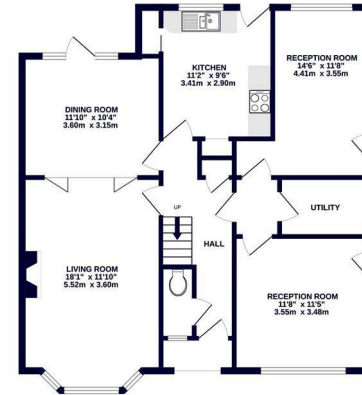
(Distances are straight line measurements from centre of postcode)



OUTBUILDING  
 158 sq.ft. (14.7 sq.m.) approx.



GROUND FLOOR  
 883 sq.ft. (82.1 sq.m.) approx.



1ST FLOOR  
 771 sq.ft. (71.7 sq.m.) approx.



TOTAL FLOOR AREA: 1813 sq.ft. (168.4 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.  
 Made with Metropix ©2025



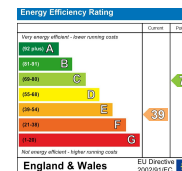
**coopers**  
 est 1986

01895 547 011

27-29 Swakeleys Road, Ickenham,  
 Middlesex, UB10 8DF

ickenham@coopersresidential.co.uk

CoopersResidential.co.uk



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.