



23 Church Place, Ickenham, Middlesex UB10 8XB

A spacious, two-bedroom, end of terrace cottage overlooking beautiful courtyard gardens and within walking distance of local shops.

Entrance Hall

Downstairs Shower Room

Sitting Room

Dining Room

Kitchen

Two Double Bedrooms

Upstairs Shower Room

Garage with side door into garden

Conservatory and Patio Garden

150year Lease (from 1994)

No Ground Rent

55+ Age Covenant.

The Property

23 Church Place is an attractive two- bedroom cottage with patio garden and garage.

The entrance hall leads into the downstairs cloakroom with shower, WC and basin, the cloakroom also has a useful storage cupboard. The spacious sitting room featuring a electric fireplace opens up into the dining room which has access through double doors to the light and airy conservatory. The fitted kitchen has an integrated Bosch electric hob, built in oven, washing machine and integrated Neff dishwasher. The property benefits from a water softener.

Both the kitchen and conservatory have direct access to the private patio garden.

Upstairs there is a light hallway leading to two large double bedrooms both with built in wardrobes and a main shower room . There is electric storage heating, double glazing throughout and a fully boarded loft, with light, accessed via a folding ladder, provides useful extra storage.

A single garage, with light and power, adjacent to the property with door to side giving access to the garden and gate to the front also.

Guide Price: £635,000 (Leasehold)

Directions to Church Place

From the M40 heading east to London and after passing Junction 1 and in less than a mile take the B467 to Ickenham. At the T junction with the High Road in Ickenham turn left and in about 150 yards turn right into Austin's Lane and the development will be immediately on your right.

Please Note: Upon resale of the property, Cognatum Estates management company charge £500 plus VAT for the leasehold pack, payable by the vendor.

For viewings please call the Estate Manager on 01895 624882 / 07384 112 988 (Mon-Fri 9am-5pm)



Sitting Room



Dining Room



Kitchen



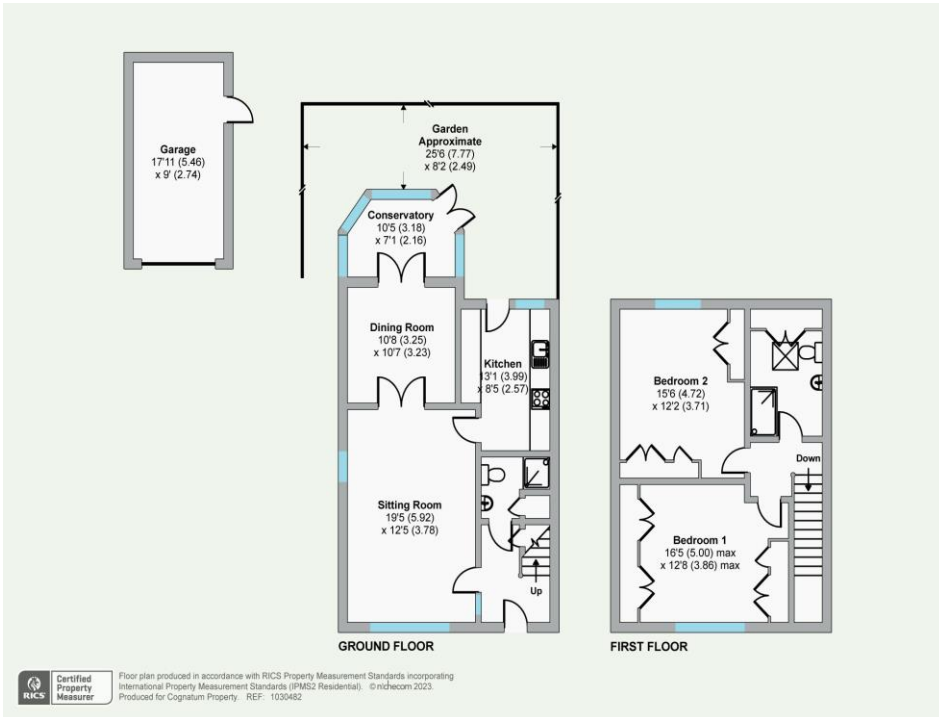
Bedroom 1



Bedroom 2



Shower room



Rear Garden

Approximate Gross Internals: 115.8 m² / 1246 ft² Service Charge: £6,876 pa

Energy Performance Rating: E

Council Tax Band: G

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.

Church Place

Until the arrival of the railway in 1905, Ickenham was a remote rural village with a population of little more than 300 people. Today it is a thriving London suburb in Hillingdon. Church Place however, built in the former paddock and farmyard of Home Farm, retains much of the serenity of its past, like the nearby ornate village pump and pond. The estate has cottages and apartments around two charming garden courtyards and a large timbered barn restored for social events.

Ickenham has a wide range of shops and other facilities and is served by the Metropolitan and Piccadilly lines, making it ideal for pensioners who may travel into London free of charge. Despite its London location, it is a lively village at heart, with an annual community festival, rugby and cricket clubs and a wealth of societies. Ruislip Golf Club is a few minutes away by car, as is Bayhurst Wood Country Park with its abundance of birds and wildflowers. The estate is very well-placed for travel by road, rail and air.

Cognatum Estates Limited provides the services and amenities shown below together with the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties.

Services and Amenities at a Glance



View of the gardens at Church Place



St Giles' Church



Ickenham Village Pump



Swakeleys House

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