Ickenham Road

Ruislip • Middlesex • HA4 7DX
Asking Price: £800,000

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est 1986

Ickenham Road

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Situated on the highly desirable Ickenham Road, this attractive three-bedroom semi-detached family home offers spacious and versatile accommodation, complemented by a substantial rear garden and a self-contained summer house. The ground floor features two generous reception rooms, providing flexible living and entertaining space, alongside a well-appointed kitchen, a practical utility room and a convenient guest cloakroom. Upstairs, the property offers three bedrooms and a family bathroom. A standout feature of this home is the impressive rear garden, offering excellent outdoor space for families and those who enjoy entertaining. To the rear, the detached summer house benefits from its own kitchenette and shower room, making it ideal as a home office, studio, gym or guest accommodation. Located in one of Ruislip's most sought-after roads, the property enjoys easy access to highly regarded schools, local amenities, excellent transport links and the open green spaces the area is renowned for. This is a fantastic opportunity to acquire a spacious family home in a prime location with excellent scope for modernisation, extension or personalisation, subject to the usual planning consents.

CHAIN FREE

THREE BEDROOMS

LARGE SUMMER HOUSE

SOUGHT-AFTER LOCATION

AMPLE OFF STREET PARKING

EN-SUITE TO MASTER BEDROOM

GROUND FLOOR WC AND SHOWER ROOM

POTENTIAL TO EXTEND (STPP)

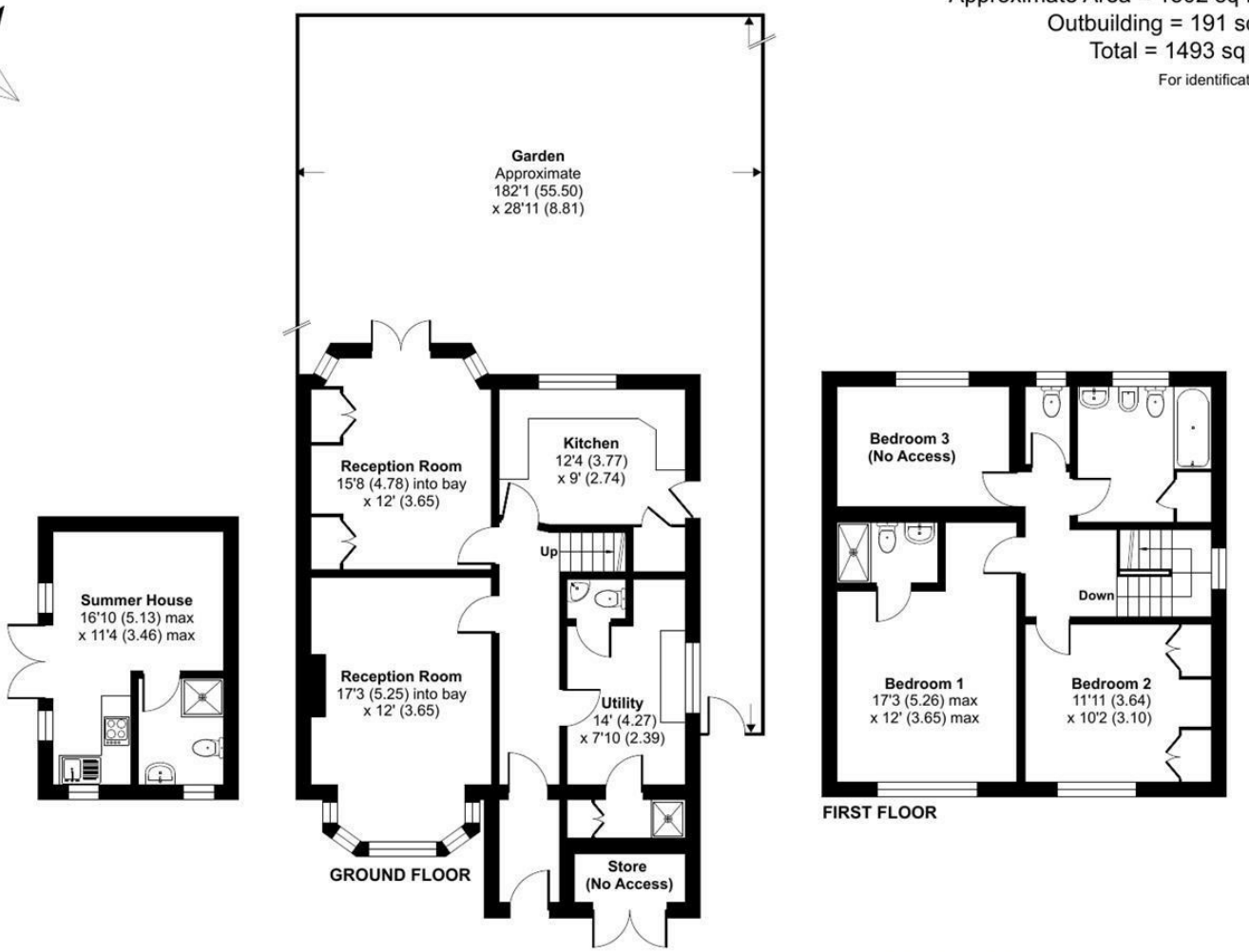
CLOSE PROXIMITY TO PUBLIC TRANSPORT

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.

Ickenham Road, Ruislip, HA4

Approximate Area = 1302 sq ft / 120.9 sq m
Outbuilding = 191 sq ft / 17.7 sq m
Total = 1493 sq ft / 138.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Coopers. REF: 1484120

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126-128 High Street, Ruislip,
Middlesex, HA4 8LL
ruislipsales@coopersresidential.co.uk

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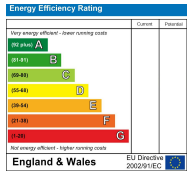

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.