

# Greenacres Avenue

Ickenham • Middlesex • UB10 8HQ  
Guide Price: £875,000



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est 1986

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This beautifully presented four-bedroom residence on Greenacres Avenue, offering a perfect blend of modern comfort and thoughtful design. With a generous total floor area of approximately 1,423 sq. ft. (132.2 sq. m.), this exceptional home provides ample space for growing families, entertaining guests, or working from home. Greenacres Avenue is a very convenient location in Ickenham as it is a short walk to Ickenham and West Ruislip Stations, and for the motorist the A40/M40 is easily accessible.

Semi detached house

Four bedrooms

One bathroom

Modern interior throughout

Off street parking

Fitted kitchen

Close to train stations

Large garden

Close to outstanding 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

Upon entering the home, you're greeted by a spacious and welcoming entrance hallway that sets a warm and elegant tone for the rest of the property. To the right, a light-filled living room offers a relaxing retreat, enhanced by a charming feature fireplace and large windows that flood the space with natural light. Toward the rear, the heart of the home unfolds—a beautifully designed open-plan kitchen and dining area, complete with generous worktop space, integrated appliances, and tranquil views over the rear garden, creating the ideal setting for both everyday living and entertaining. The ground floor also benefits from a stylish guest W/C, ample built-in storage, a dedicated home office, and a generously sized fourth bedroom—perfect for guests, a playroom, or multigenerational living. Upstairs, the first floor hosts three well-proportioned bedrooms, two of which feature fitted wardrobes for added convenience. A contemporary family bathroom, finished to a high standard, is also accessed via the central landing.

### Outside

The property benefits from ample off-street parking, with a generously sized paved driveway providing space for multiple vehicles. To the rear, a beautifully secluded garden awaits, framed by mature, lush shrubbery that enhances both privacy and charm. A well-appointed patio area offers an ideal space for al fresco dining and entertaining during the summer months.

### Location

Greenacres Avenue is a quiet residential road in Ickenham. Located in close proximity to Ickenham High Street which offers a superb 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, with regular trains every 15 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 that cater for children of all ages within close proximity including Breakspear and Vyners Senior School, along with a number of leisure facilities.



### Schools:

The Breakspear Primary School 0.4 miles  
 Glebe Primary School 1 mile  
 Vyners Secondary School 0.5 miles



### Train:

Ickenham Station 0.7 miles  
 West Ruislip Station 0.9 miles  
 Hillingdon Station 0.9 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



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01895 547 011

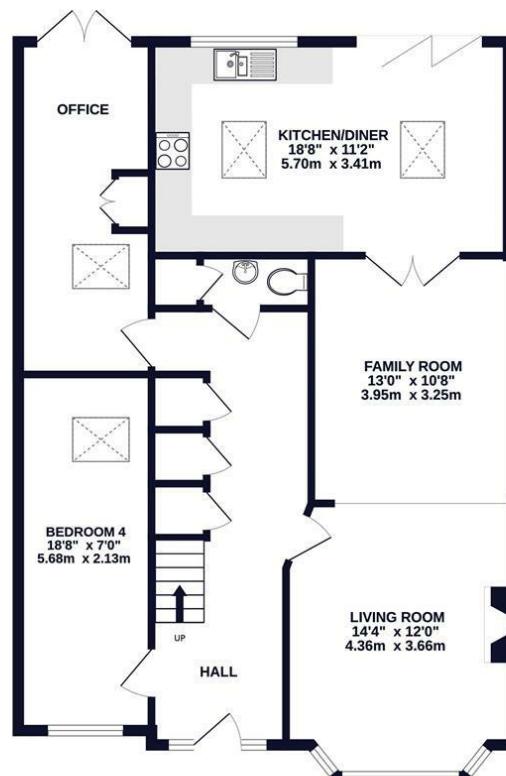
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GROUND FLOOR  
 956 sq.ft. (88.8 sq.m.) approx.

1ST FLOOR  
 468 sq.ft. (43.4 sq.m.) approx.



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TOTAL FLOOR AREA: 1423 sq.ft. (132.2 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	
	Current
Very energy efficient - lower running costs	
99-100 A+	
95-98 A	
90-94 B	
85-89 C	
80-79 D	66
75-70 E	
70-65 F	
65-60 G	
All energy efficient - higher running costs	
EU Directive 2002/91/EC	

England & Wales

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.