

# Roker Park Avenue

Ickenham • Middlesex • UB10 8ED

Guide Price: £740,000



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A three bedroom detached property is located on a quiet residential road in Ickenham offering easy access to local shops, restaurants, bus/road links and Ickenham and Uxbridge train station. The property offers three double bedrooms and excellent living space making it the perfect family home. There is also the benefit of off street parking and a large garage. Roker Park Avenue is a convenient location with access to a range of local shops, restaurants, excellent bus and road links, as well as Ickenham and Hillingdon stations.

Detached

Three double bedrooms

Off street parking

Large garage

Downstairs W/C

Good condition throughout

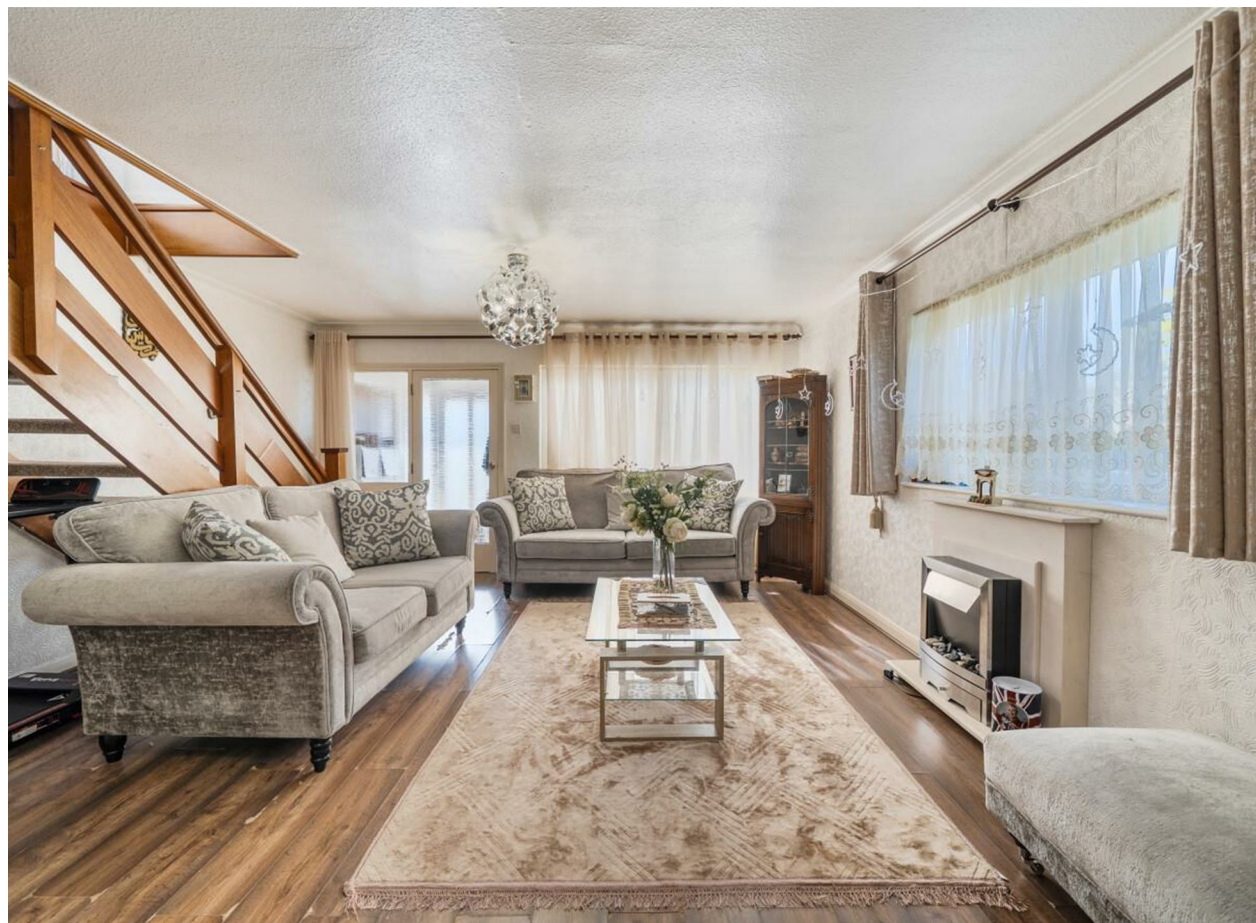
Quiet road

Close proximity to Vyners School

Hillingdon station close by

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.





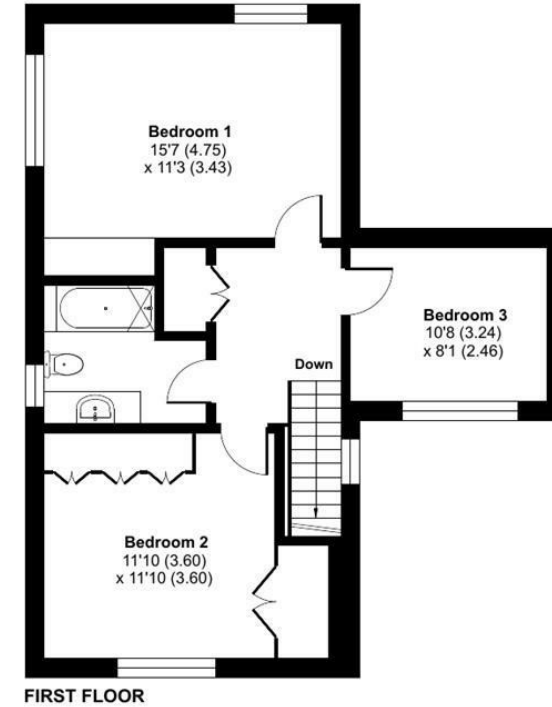
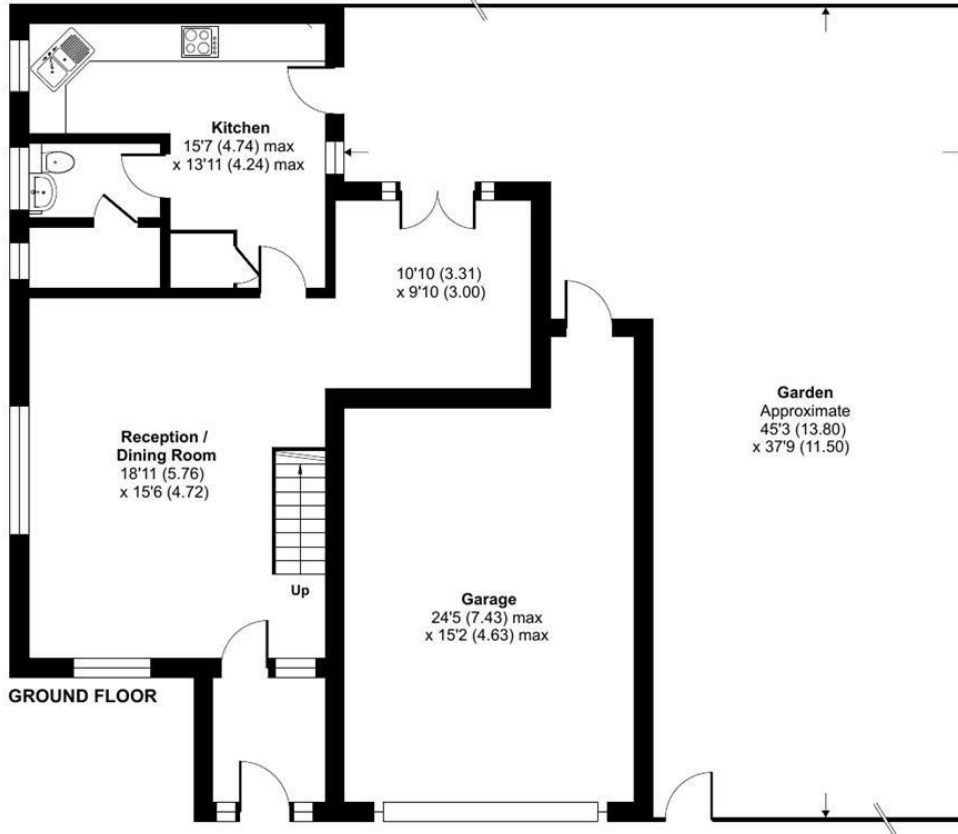
# Roker Park Avenue, Ickenham, Uxbridge, UB10

Approximate Area = 1273 sq ft / 118.2 sq m

Garage = 331 sq ft / 30.7 sq m

Total = 1604 sq ft / 148.9 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). © n/checom 2026. Produced for Coopers. REF: 1450259

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**27-29 Swakeleys Road, Ickenham,  
Middlesex, UB10 8DF**  
ickenham@coopersresidential.co.uk

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
England & Wales	EU 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.