

Aylsham Drive

Ickenham • Middlesex • UB10 8UF

Guide Price: £509,500



coopers
est 1986

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This three-bedroom end-terraced home is located on Aylsham Drive, a highly regarded development just a short walk from both West Ruislip and Ickenham tube stations. Requiring some modernisation, the property presents an excellent opportunity for first-time buyers or those looking to create a conveniently situated family home tailored to their tastes. Further benefits include a separate garage and residents parking.

Three bedrooms

End terrace

Secluded garden

Garage

Quiet cul-de-sac location

Residents parking

No chain

Short walk to local amenities

Close proximity to West Ruislip station

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.

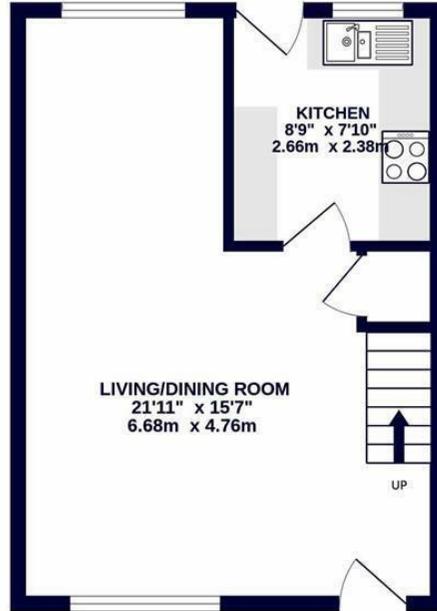




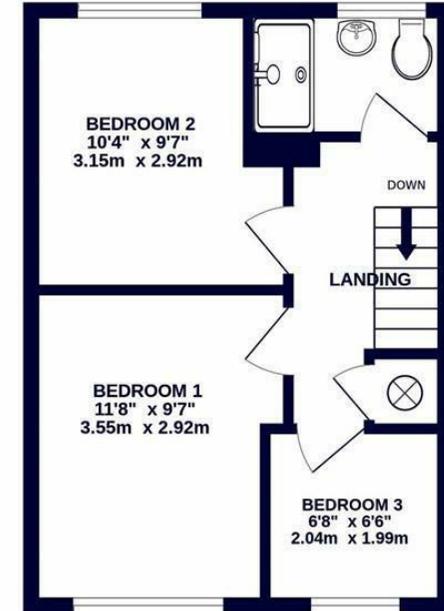
OUTBUILDING
133 sq.ft. (12.4 sq.m.) approx.



GROUND FLOOR
342 sq.ft. (31.8 sq.m.) approx.



1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 812 sq.ft. (75.5 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	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - highest running costs	G		
		69	87
England & Wales		03 October 2022	2022/01/03

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.