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Heacham Avenue, Ickenham, UB10 8TR  
£900,000

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## Heacham Avenue, Ickenham, UB10 8TR

**£900,000**

- Built by Cala Homes
- Versatile Accommodation
- Driveway Offering Off Road Parking For Two Cars
- Garage and Utility Room
- Well Presented Throughout
- Chain Free
- Formal Living Room With Balcony
- Walking Distance To Ickenham Village
- Accommodation Arranged Over Three Floors
- Walking Distance To Ickenham & West Ruislip station

## Description

This impressive and spacious six-bedroom family home is arranged over three floors and offers versatile accommodation throughout, ideal for modern family living.

The ground floor briefly comprises a welcoming entrance hall, downstairs WC, utility room, and a large open-plan kitchen/dining room.

To the first floor are two well-proportioned bedrooms, including a generous master bedroom with en-suite facilities, alongside a modern family bathroom serving the remaining bedrooms and a reception room.

The second floor offers a further three bedrooms, including an additional master bedroom with en-suite.

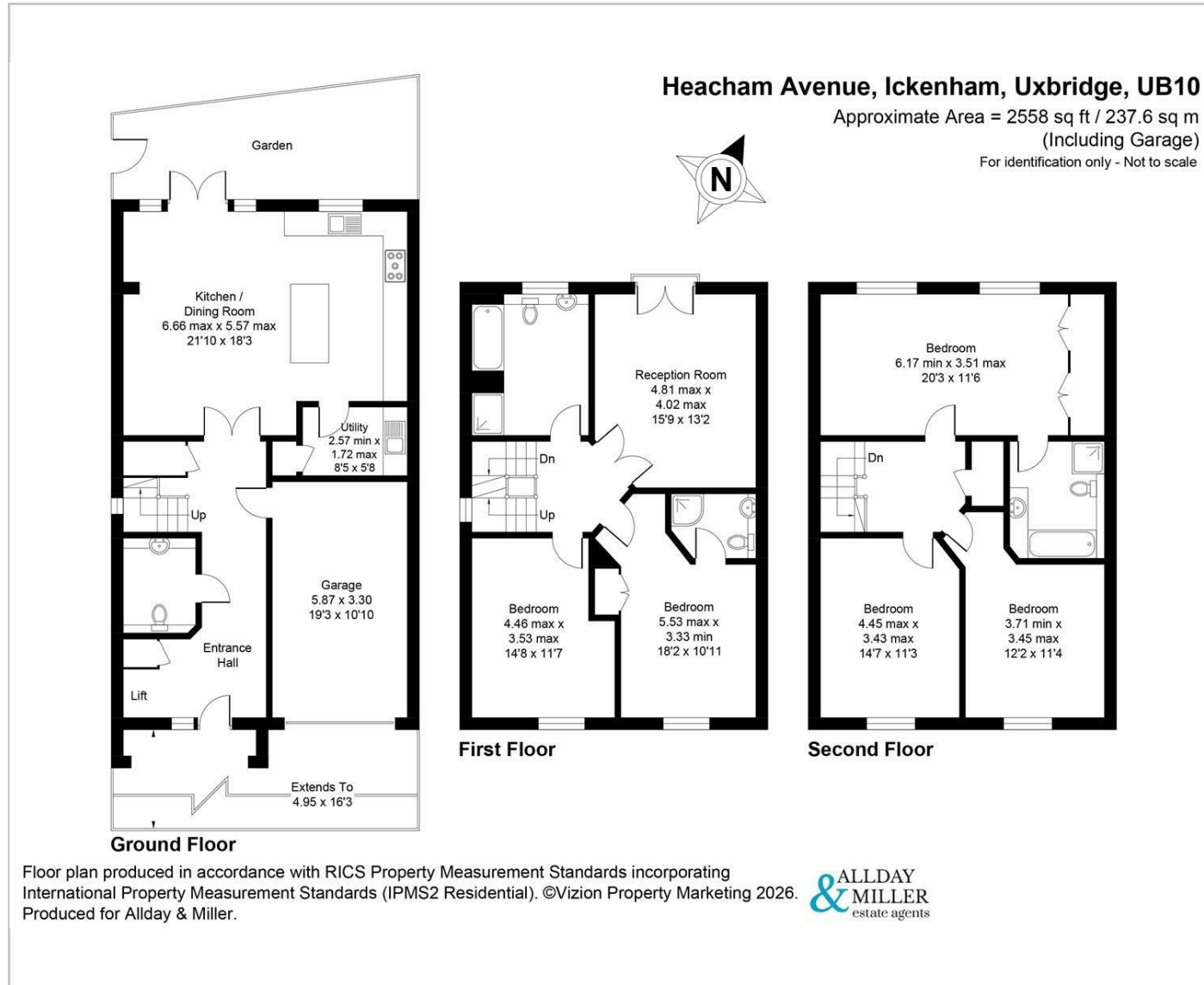
Externally, the property benefits from a rear garage and a private garden.

## Situation

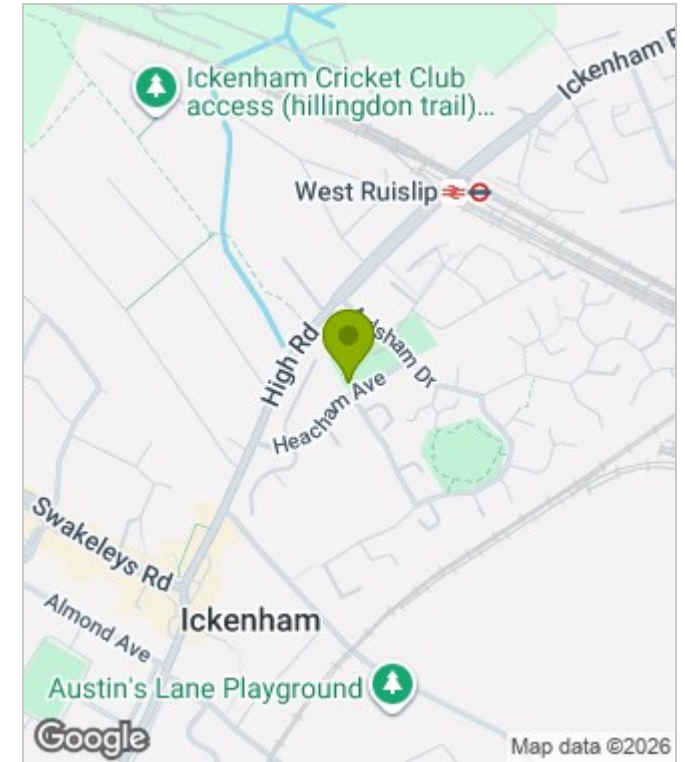
Situated on the sought-after Heacham Avenue in the heart of Ickenham, this property enjoys a prime residential setting offering a perfect balance of suburban tranquillity and excellent connectivity. Nearby Ickenham Station and West Ruislip Station providing convenient access to the Metropolitan and Central lines, as well as Chiltern Railways into London Marylebone, while the A40/M40 offer easy road links. Families are drawn to the location due to reputable local schools including Vyners School and Breakspear School, both within close proximity. Ickenham Village provide a variety of amenities such as independent shops, cafés, restaurants, and supermarkets, with further shopping and leisure facilities available at The Chimes Shopping Centre and into Uxbridge.



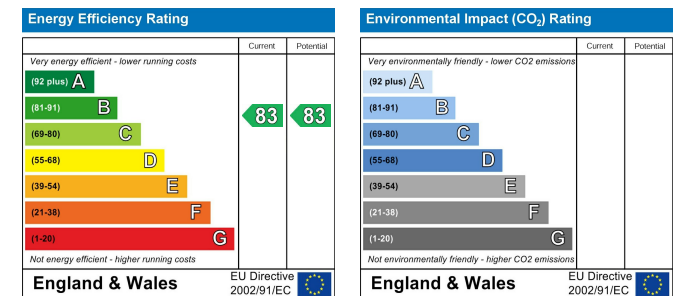
## Floor Plans



## Area Map



## Energy Performance Graph



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