

# Ickenham Road

Ruislip • Middlesex • HA4 7DG

Asking Price: £615,000



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est 1986

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This well-presented two bedroom semi detached bungalow offers spacious single level living in a peaceful and well connected location. The interior features a generous living/dining room, separate kitchen, and two versatile bedrooms, all arranged off a central hallway. Outside, the property benefits from a private driveway, detached garage, and a low-maintenance rear garden with excellent privacy. Located just moments from local shops, transport links, and leisure facilities, this home is ideal for downsizers, professionals, or anyone seeking comfort and convenience.

Chain free

Semi detached Bungalow

Two bedrooms

Living & dining room

Family bathroom

Garden

Off street parking

Garage

Peaceful location

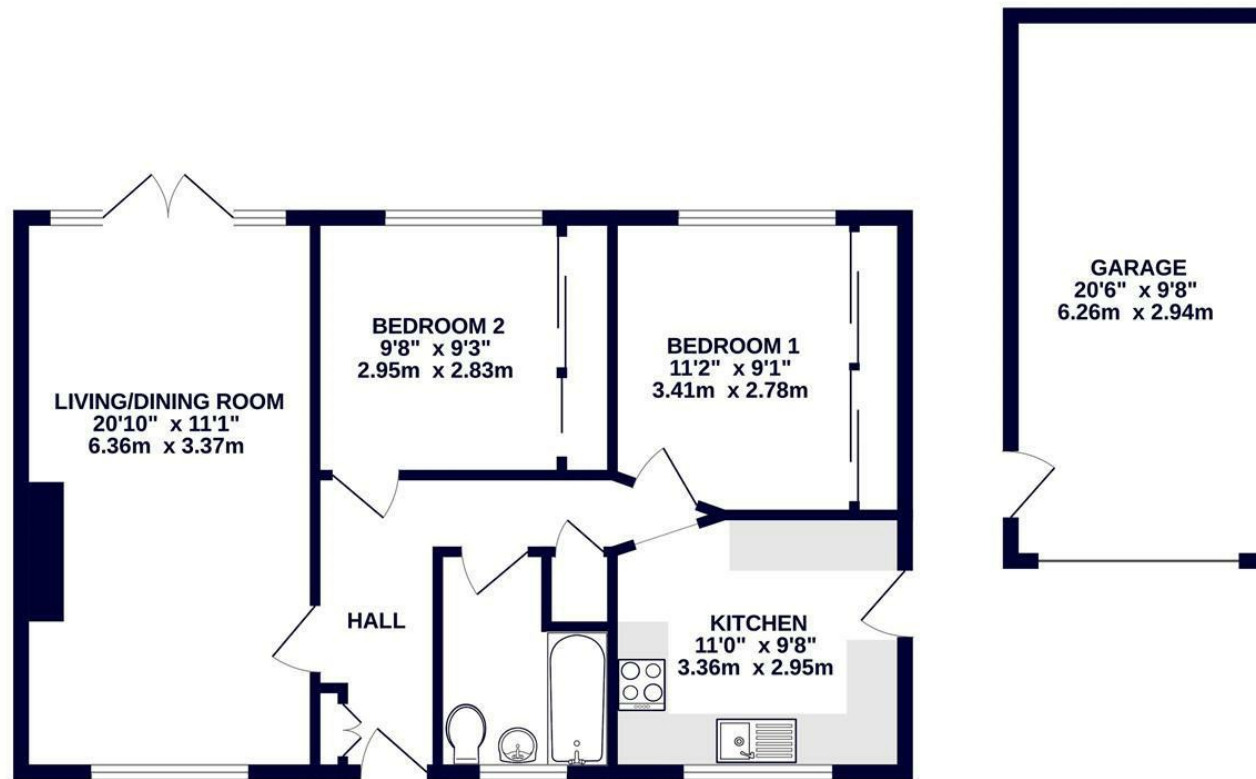
Viewing recommended

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.





GROUND FLOOR  
896 sq.ft. (83.2 sq.m.) approx.



TOTAL FLOOR AREA : 896 sq.ft. (83.2 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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**CoopersResidential.co.uk**

| Energy Efficiency Rating                    |         |        |
|---------------------------------------------|---------|--------|
| Very energy efficient - lower running costs | Current | Target |
| A (92-100)                                  |         |        |
| B (81-91)                                   |         |        |
| C (69-80)                                   |         |        |
| D (55-68)                                   |         |        |
| E (49-54)                                   |         |        |
| F (39-48)                                   |         |        |
| G (31-38)                                   |         |        |
| Not energy efficient - higher running costs |         |        |
| England & Wales 2022/2023                   |         |        |

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.