Willow Tree Close

Ickenham • Middlesex • UB10 8RD

Guide Price: £650,000



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Located on the sought-after Willow Tree Close, this spacious three-bedroom semi-detached home is just moments from Ickenham Station and within easy reach of local shops and amenities. The property offers three large bedrooms, spacious living accommodation, a well proportioned easy to maintain private rear garden, and a driveway providing off-street parking. An ideal family home in a prime and convenient location. The property also benefits from excellent transport links and is situated within a quiet residential cul-de-sac, making it perfect for families and commuters alike.

Three bedrooms

Semi detached

Spacious interior throughout

Off street parking

Private garden

Moments from Ickenham station

Short walk to Ickenham village

Nearby to sought after schools

Cul-de-sac

NO CHAIN

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 Description

Located on the sought-after Willow Tree Close, this spacious three-bedroom semi-detached home is very well connected to transportation routes with Metropolitan and Piccadilly Lines less than 100m away, also a 10 minute walk from Central Line and National Rail services into Marylebone. In addition to this Heathrow Airport is a short drive away along with easy access to both the M40 and M25. The property is also located close by to excellent primary and secondary schools - Breakspear Primary, Glebe Primary, Vyners Secondary, and Douay Martyrs Secondary.

The property itself is approached via an entrance porch that opens up into a welcoming entrance hall with built in coat cupboard, creating an immediate sense of space and providing access to the ground floor accommodation. To the right, the generous living room is a bright and versatile reception space measuring over 18 feet in length. With dual-aspect windows including French doors leading out to the back garden. This allows for excellent natural light and this room offers ample space for both relaxation and entertaining. To the left of the entrance hall is the well-proportioned dining room that flows through to the adjoining kitchen, which is fitted to provide a practical layout with work surfaces and storage including an electric range cooker and extractor. To the rear there is access to a convenient ground floor cloakroom/WC, ideal for guests and everyday family living. The generous first-floor landing includes a large airing/storage cupboard and boiler cupboard with additional storage and is currently being used by the vendors as additional laundry space but could easily fit a bookcase or seating area. The landing provides access to three bedrooms and the family bathroom and to the loft with a drop down ladder for easy access to this storage space. The principal bedroom is a particularly spacious double room with built in double wardrobes, offering plenty of space for bedroom furniture and storage. Bedroom two is another comfortable double bedroom with a built in wardrobe, while bedroom three provides an ideal single bedroom, nursery, home office or study. Completing the accommodation is the family bathroom, fitted with a whirlpool bath, wash basin including storage cupboards, WC and a heated towel rack.

To the rear there is a beautifully landscaped, low-maintenance garden that measures at approximately 20ft x 30ft. The garden has been thoughtfully designed to create an ideal space for both relaxation and entertaining including multiple electrical points for lighting and general use around the perimeter as well as side access to the front of the property with garden shed space. The front of the property has ample off road parking for up to 3 cars.

Schools:

Glebe Primary School 0.2 miles
The Breakspear School 0.7 miles
The Douay Martyrs Catholic School 0.2 miles

Train:

Ickenham 0.1 miles
West Ruislip 0.4 miles
Hillingdon 0.6 miles

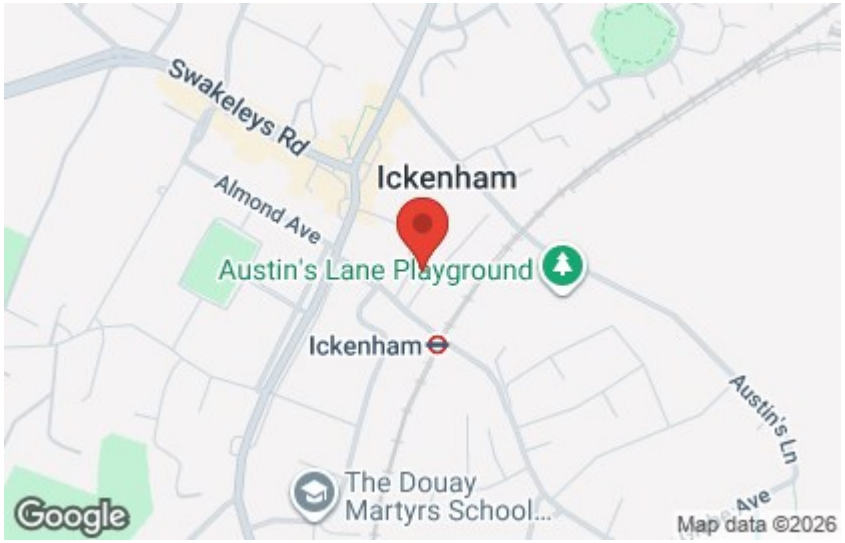
Car:

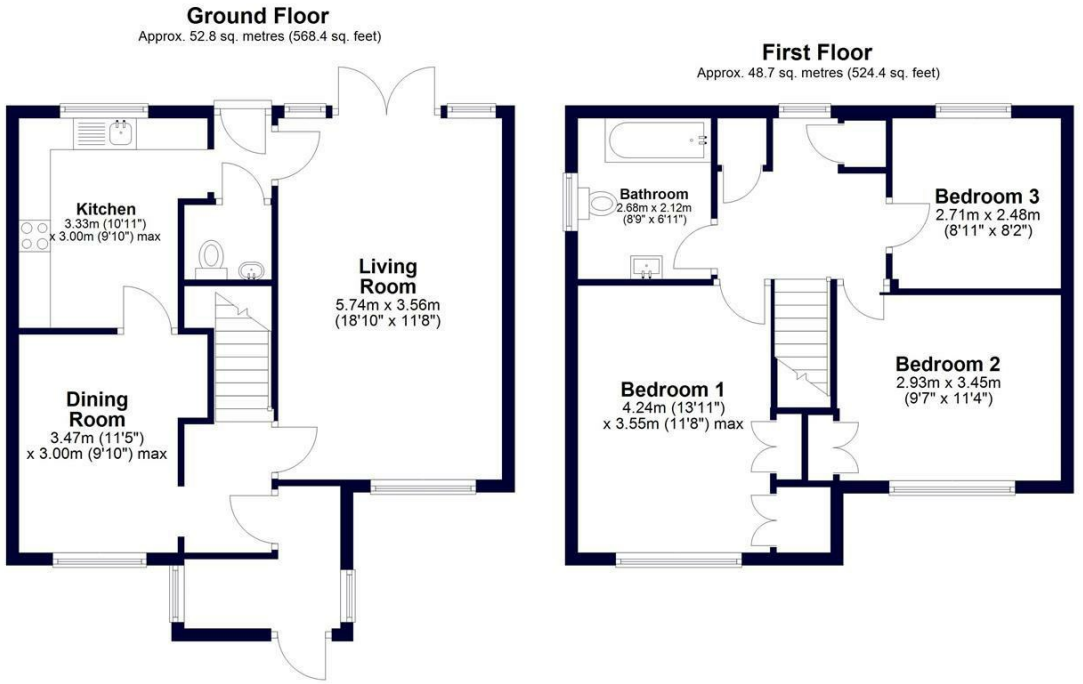
M4, A40, M25, M40

Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)





Total area: approx. 101.5 sq. metres (1092.8 sq. feet)

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Whilst every effort has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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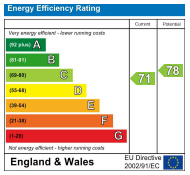
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