

# Sussex Road

Ickenham • Middlesex • UB10 8PN

Offers In Excess Of: £700,000



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est 1986

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This beautifully presented four-bedroom semi-detached home is perfect for families seeking proximity to highly regarded schools, all within walking distance. The property boasts a stylish living area, an open plan kitchen, and generously sized bedrooms. Situated on Sussex Road, it's just moments from Ickenham Station (Metropolitan/Piccadilly lines) and a short stroll to Ickenham's charming village, offering a variety of shops, restaurants, and amenities. For motorists, the A40, M40, and M25 are easily accessible nearby.

Semi detached

Four bedrooms

Immaculate condition throughout

Two bathrooms

Off street parking

Fitted Cupboards to master bedroom

Open plan kitchen/breakfast room to rear

Landscaped garden

Walking distance to tube lines

Close proximity to sought after school

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  
628 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 1049 sq.ft. (97.5 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		
Decent energy efficiency - lower running costs	D		
Decent energy efficiency - lower running costs	E		
Decent energy efficiency - lower running costs	F		
Not energy efficient - higher running costs	G		
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.