

# The Avenue

Ickenham • Middlesex • UB10 8NP

Guide Price: £950,000



coopers  
est 1986

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The Avenue is an exclusive private residential road that is regarded as one of Ickenham's most prestigious and sought after locations. This fabulous four bedroom detached home offers expansive living and entertainment space throughout for the family to enjoy. Nestled in a quiet, family-friendly street this residence boasts wonderful neighbours and a convenient location.

Detached

Four bedrooms

Three bathrooms

Double length garage

One of Ickenham's most sought after roads

Ample off street parking

Secluded garden

No chain

Walking distance to Ickenham Village

Minutes walk from tube lines

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

As you enter this fantastic family home you are welcomed by a porch leading to a bright and airy hallway, just to the right of the hallway is the separate reception room finished to a high standard offering a secluded living space. To the left hand side just off the hallway is your modern fitted kitchen which offers ample worktop and storage space. Just beyond the separate reception room on the right of the hallway is a wet room consisting of downstairs W/C and washbasin. To the rear of the property is a generously sized living room consisting of a feature fireplace and benefits further living space for the growing family. Concluding the downstairs is the conservatory with direct access out to the well maintained garden. Proceeding upstairs to the front of the property you have the master bedroom offering ample space for wardrobes as well as an en-suite. The second bedroom is also towards the front of the property again offering ample space for wardrobes and a double bed. Just off the landing is the family bathroom suite. Concluding the upstairs is bedrooms three and four both of generous size with a great outlook to the rear garden. Attached to the side of the property is a full length garage with access to both the side of the house and rear garden.

### Outside

To the front of the property you have a large driveway providing ample off street parking, and to the left of the driveway there is lawn area. To the right there is access to a double length garage for additional parking or excellent storage space. To the rear there is a lovely secluded garden offering outdoor entertainment space.

### Location

The Avenue is an exclusive tree lined private residential road that is regarded as one of Ickenham's most prestigious and sought after locations known for its grand houses with open and spacious gardens. It is right in the heart of the village and only a short walk to nearby shops, restaurants and Metropolitan / Piccadilly line train station with direct links to The City and Baker Street, while London and the Home Counties are easily accessed via the A40. A number of highly regarded schools are within close proximity including Breakspear Primary & Vyners Senior School. To the end of the road is Ickenham Tennis Courts and the award winning Swakeleys Park, which has been recently renovated and enjoys beautiful scenery and woodland areas.



### Schools:

Breakspear Primary School 0.5 miles  
Vyners Secondary School 0.7 miles  
Glebe Primary School 1.0 miles



### Train:

Ickenham Station 0.6 miles  
Hillingdon Station 1.0 mile  
West Ruislip Station 1.1 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

G

(Distances are straight line measurements from centre of postcode)



Total floor area 176.23 sq. meters (1896.82 sq. feet)

This floor plan is for illustrative purposes only. It's not draw to scale any measurements.

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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Decent	D		
Decent	E		
Decent	F		
Not energy efficient - higher running costs	G		

England & Wales  
EPC Standard  
2020/1/10

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.