

Hoylake Crescent

Ickenham • Middlesex • UB10 8JJ

Guide Price: £735,000



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This three-bedroom detached property offers an excellent opportunity to create your dream home. Ideally located close to The Breakspear School, a short walk from Vyners Secondary School and Ickenham Village shops, the property also benefits from easy access to Ickenham Underground Station, providing links into London, and the nearby A40 for convenient travel to Central London and the Home Counties.

Detached

Three bedrooms

Two bathrooms

Spacious living area

Potential to extend (STPP)

Modernisation required

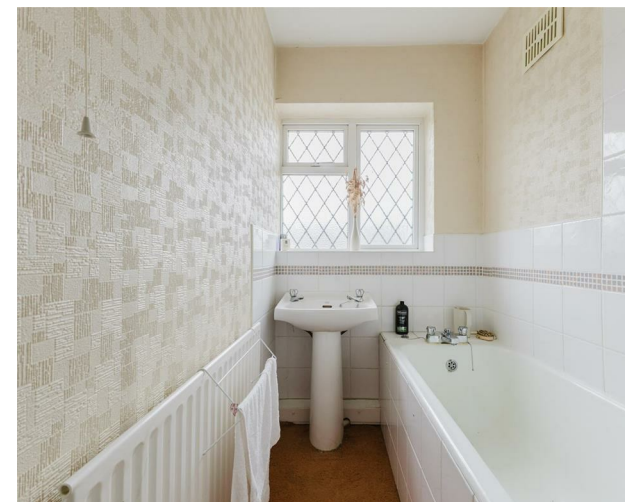
Off street parking

Close proximity to sought after schools

No chain

Easy access to A40/M25

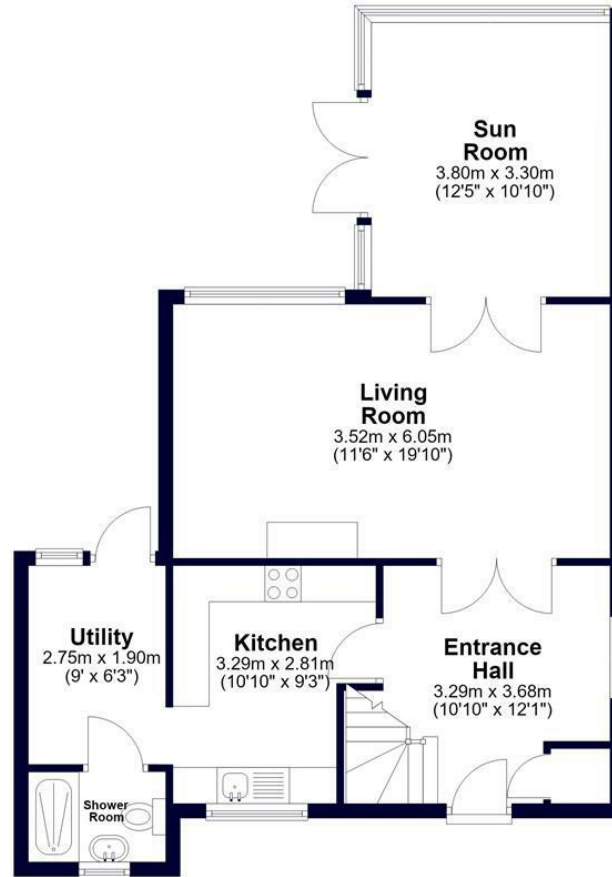
These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Ground Floor

Approx. 62.8 sq. metres (675.7 sq. feet)



First Floor

Approx. 43.0 sq. metres (462.4 sq. feet)



Total area: approx. 105.7 sq. metres (1138.0 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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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A (39-45)		
B (46-55)		
C (56-65)		
D (66-75)		
E (76-85)		
F (86-95)		
G (96-105)		
Not energy efficient - higher running costs		
England & Wales EPC 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.