

Edinburgh Drive

Ickenham • Middlesex • UB10 8QZ

Guide Price: £625,000



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est 1986

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This three bedroom semi-detached home is set in a desirable location in Ickenham. You are within walking distance to transport links, a good selection of primary and secondary schools, and local amenities. The property has well proportioned rooms, a secluded garden, and has excellent potential to extend (STPP). The property also offers off street parking and a garage.

Semi detached

Three bedrooms

Potential to extend (STPP)

Mature garden

Off street parking

Garage

Requires modernisation

Walking distance to tube lines

Close to sought after schools

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.





Property

As you enter this family home, you are first met by a porch and the entrance hallway. To the left of the hallway there is a spacious living area with a feature fireplace, this flows into the kitchen/diner where there is access to the garden. The fitted kitchen offers ample worktop and storage space. On the first floor there are two double bedrooms and a single third bedroom. Bedroom one has the benefit of fitted wardrobes. Finally a family bathroom and separate toilet is situated off the landing.

Outside

The property offers off street parking having a paved driveway, and to the right there is a shared drive leading to the garage and access to the garden. To the rear of the property there is a spacious, private garden for the family to enjoy.

Location

Edinburgh Drive is an idyllic residential road, located a short walk from the heart of Ickenham village and all its amenities including shops, schools, trendy eateries and transport connections. Ickenham station (Metropolitan/Piccadilly) is located approximately 0.3 miles away and is a short walk from the property with its direct links to the City and Baker Street, or West Ruislip (Central/BR) being also nearby approximately 0.9 miles away. This house is near to a selection of highly regarded schools including Douay Martyrs Secondary school, Breakspear Primary and Vyners Secondary. There are also a number of leisure facilities including Uxbridge Golf Club, bowls club and David Lloyds Health Club which has a modern gym, tennis and squash courts and swimming pool.



Schools:

The Douay Martyrs Catholic School 0.1 miles
 Glebe Primary School 0.4 miles
 Vyners School 0.8 miles



Train:

Ickenham Station 0.3 miles
 Hillingdon Station 0.6 miles
 West Ruislip Station 0.8 miles



Car:

M4, A40, M25, M40



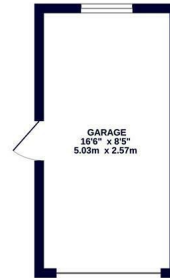
Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



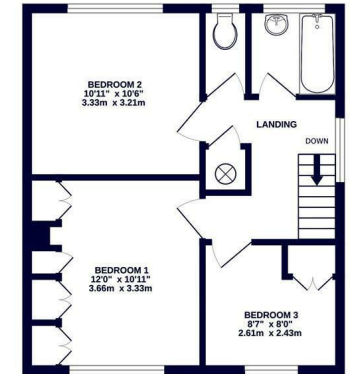
OUTBUILDING
 139 sq.ft. (12.9 sq.m.) approx.



GROUND FLOOR
 492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR
 437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 1068 sq.ft. (99.2 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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01895 547 011

27-29 Swakeleys Road, Ickenham,
 Middlesex, UB10 8DF

ickenham@coopersresidential.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A++ (92-100)		
A+ (89-91)		
A (86-88)		
B (83-85)		
C (81-82)		
D (78-80)		
E (75-77)		
F (73-74)		
G (71-72)		
Not energy efficient - higher running costs		
England & Wales EPC Standard 2020/01/01		

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.