

Hoylake Crescent

Ickenham • Middlesex • UB10 8JW

Guide Price: £1,225,000



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This beautifully presented and characterful detached five-bedroom family home offers spacious and versatile accommodation arranged over three floors, providing an excellent balance of living and entertaining space. The ground floor features a superb open-plan kitchen/living/dining room, complemented by a separate lounge, utility room, office and cloakroom. Upstairs are four well-proportioned bedrooms, including a master bedroom with walk-in wardrobe, while the second floor provides an impressive bedroom with its own shower room. Presented in excellent condition throughout, the property is ready to move into and offers the space and practicality required for modern family living. Outside, the property benefits from a large garden and generous frontage, making this an exceptional family home with plenty of space both inside and out.

Detached family home

Five bedrooms

Four bathrooms

Immaculately presented throughout

Large open plan kitchen / living space to rear

Walk in wardrobe to master bedroom

Bespoke wine cellar

Large garden with garden room

Short walk to Ickenham Village

Close proximity to sought after schools

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. 131.8 sq. metres (1419.0 sq. feet)



First Floor

Approx. 88.7 sq. metres (954.3 sq. feet)



Second Floor

Approx. 22.4 sq. metres (241.3 sq. feet)



Total area: approx. 242.9 sq. metres (2614.7 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 (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
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.