

# Copthall Road West

Ickenham • Middlesex • UB10 8HS

Guide Price: £860,000



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An attractive four bedroom detached family home situated in a sought after, tree lined road in Ickenham. This property has been tastefully designed and well maintained, making it the perfect home to move straight into and enjoy. It is close to The Breakspear School and a short walk away from Vyners secondary school. Ickenham station is also close by providing access into London and the A40 is not far giving you an easy drive into London or the home counties.

Detached

Four bedrooms

Three bathrooms

Open plan kitchen/dining space

Spacious interior throughout

Utility room

Near to Ickenham high street

Driveway offering off street parking

Close proximity 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

Upon entering the property, you're welcomed into a hallway leading to a generous living room at the front of the home, perfect for relaxing in the evening. To the rear, an impressive open-plan kitchen/family/dining area forms the heart of the house, designed with modern family living in mind. A separate utility room and convenient downstairs WC complete the ground floor. The first floor features three well-proportioned bedrooms, including a large second bedroom with fitted wardrobes and an en-suite bathroom. A stylish family bathroom completes this level. The top floor boasts a luxurious principal bedroom with fitted wardrobes, its own en-suite and access to eaves storage, creating a private retreat with excellent functionality. With a thoughtful layout and ample living space across all levels, this home is ideal for growing families or those who enjoy entertaining in comfort and style.

### Outside

Outside to the front there is a brick paved driveway providing off street parking for 2/3 cars. There is access to the garden on the left hand side of the property. At the rear there is a well manicured lawn area (\$ facing) edged by a raised flower bed border and garden shed. The patio area to offers a fantastic seating area and sun trap late in to the evening in the summer months.

### Location

Copthall Road West is ideally located close to Ickenham village restaurants, cafes and local shops. Both West Ruislip and Ickenham tube stations, which are serviced by the Metropolitan, Piccadilly and Central lines, are within walking distance. Access to the A40/M40/M25 is nearby, which gives great access into the City, Ealing, Oxford, Heathrow and Uxbridge. Specifically for families, there are a number of highly regarded schools within close proximity including Breakspeare Primary and Vyners Secondary which also offers Sixth form level education and boasts an 'outstanding' Ofsted rating. Uxbridge town centre is a short drive bus, or tube journey away and offers a wide selection of high street shops, bars and restaurants.



### Schools:

The Breakspear Primary School 0.4 miles  
 Vyners Secondary School 1.0 miles  
 Glebe Primary School 1.2 miles



### Train:

Ickenham Station 0.9 miles  
 West Ruislip Station 1.1 miles  
 Hillingdon Station 1.5 miles



### Car:

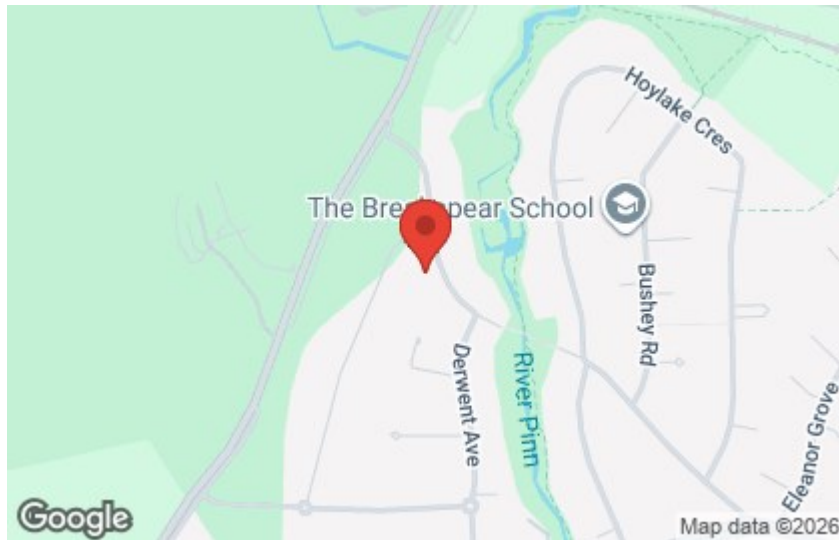
M4, A40, M25, M40



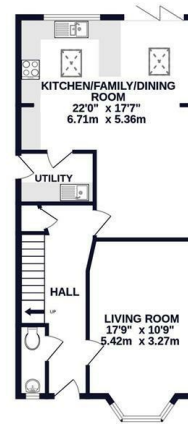
### Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



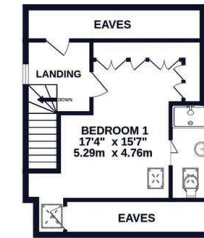
GROUND FLOOR  
 672 sq.ft. (62.5 sq.m.) approx.



1ST FLOOR  
 503 sq.ft. (46.8 sq.m.) approx.



2ND FLOOR  
 403 sq.ft. (37.4 sq.m.) approx.



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TOTAL FLOOR AREA : 1579 sq.ft. (146.7 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		
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 Guidance 2022/01/18/20		

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.