Oak Avenue

Ickenham • Middlesex • UB10 8LR

Guide Price: £1,125,000



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This beautifully presented and generously proportioned bungalow offers a flexible layout perfectly suited to modern family living. Boasting four bedrooms, two stylish bathrooms, and two spacious living/dining areas, the home combines comfort with functionality. Outside, a large beautifully presented garden and ample off-street parking add to its appeal. Ideally located just minutes from Ickenham High Street, with its selection of shops, cafés, and restaurants, the property is also perfectly positioned for families and commuters alike—close to well-regarded schools and excellent transport links including the A40, M40, and M25.

Detached bungalow

Ample off street parking

Four bedrooms

Two bathrooms

Outbuilding

Large south facing garden

Fantastic condition throughout

Potential to extend (STPP)

Minutes from Ickenham high street

Walking distance to 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

At the heart of the home lies a spacious kitchen/dining room, ideal for both everyday living and entertaining, with seamless access to the garden. A scullery utility and a bright, inviting reception/snug offer additional versatility and comfort. The property features four well-proportioned bedrooms and two contemporary bathrooms, providing ample space for family and guests. A large loft offers generous storage and exciting potential for future extension, subject to planning permission.

Outside

The property offers extensive off-street parking, with a generously sized driveway that accommodates up to four vehicles. At the rear, a beautifully landscaped garden awaits—featuring a large, manicured lawn, mature trees, and vibrant flower beds. Tucked among the greenery are several secluded, shaded outdoor spaces, including an apple tree nook, a lush kiwi canopy, and a thriving vegetable bed. Multiple spacious patio areas provide the ideal setting for alfresco dining and entertaining. Adding to the garden's charm and functionality is a delightful wooden log cabin, complete with its own toilet, offering a versatile retreat enhanced by its naturally cooler microclimate.

Location

Oak Avenue is a quiet residential road where property rarely comes to the market. The property is a short stroll to the village shops, restaurants and Ickenham station (Metropolitan / Piccadilly line) or West Ruislip (Central/BR) train stations with direct links to The City and Baker Street. For the motorist, London and the Home Counties are easily accessed via the A40/M25. A number of highly regarded schools are within close proximity including Breakspear Juniors and Vyners Senior School, along with a number of leisure facilities including Ruislip Golf Club, Ickenham Cricket Club and David Lloyd Health Club which has a modern gym, tennis and squash courts and swimming pool only a short drive away.

Schools:

Vyners Secondary School 1.1 miles
The Douay Martyrs Secondary School 0.6 miles
The Breakspear School 0.4 miles

Train:

West Ruislip 0.3 miles
Ickenham 0.4 miles
Ruislip 0.9 miles

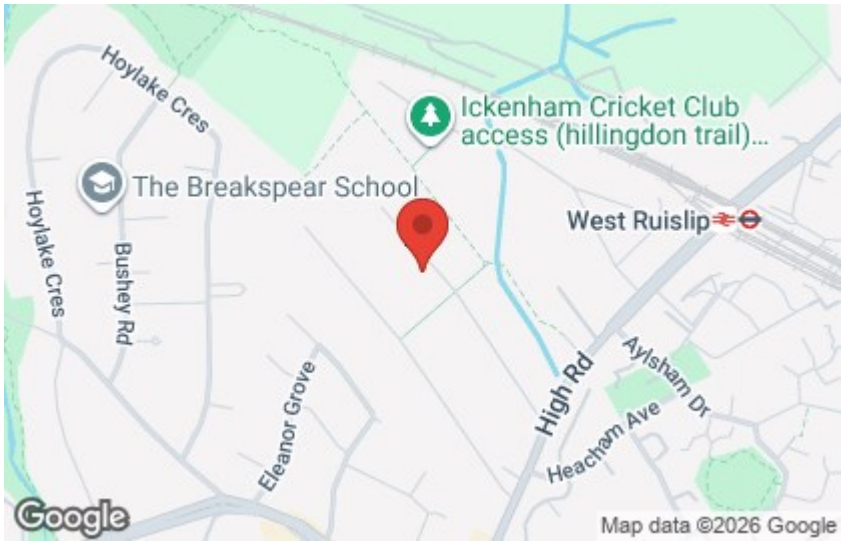
Car:

M4, A40, M25, M40

Council Tax Band:

F

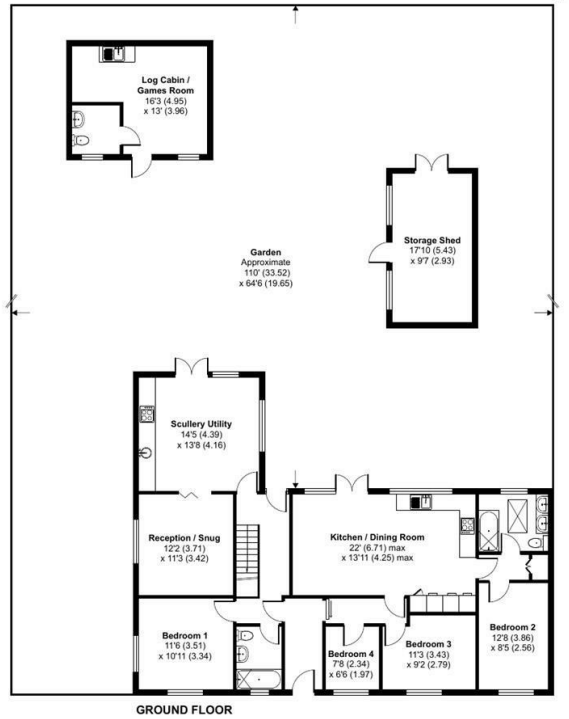
(Distances are straight line measurements from centre of postcode)



Oak Avenue, Ickenham, Uxbridge, UB10

Approximate Area = 1355 sq ft / 125.8 sq m
Outbuilding = 382 sq ft / 35.4 sq m
Total = 1737 sq ft / 161.2 sq m
For identification only - Not to scale

S - South Facing Garden



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Coopers. REF: 1310035

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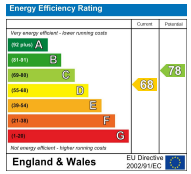
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