



Aylsham Drive, Ickenham - UB10 8UN

Guide Price **£300,000** | Leasehold



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Key Features & Description

- Residential Parking
- Large One Bedroom Flat With A Bonus Room
- Spacious Reception / Dining Room
- Separate Kitchen
- Communal Gardens

An exceptionally spacious 700 sq ft ground-floor flat set within this popular development presented in excellent condition throughout.

The property features a spacious twin aspect living room with ample room for both relaxing and dining, creating a comfortable central living space. A fully fitted kitchen provides excellent storage and worktop space. The generous bedroom has been split into two with a stud wall to provide a second bedroom. The property also benefits from a modern bathroom, a separate WC, and a welcoming hallway with useful storage potential.

Positioned within a convenient residential location, the property is within easy reach of local shops, cafés, and amenities, as well as excellent transport links including nearby Underground stations and road connections. Aylsham Drive also offers access to nearby green spaces and well-regarded local schools.

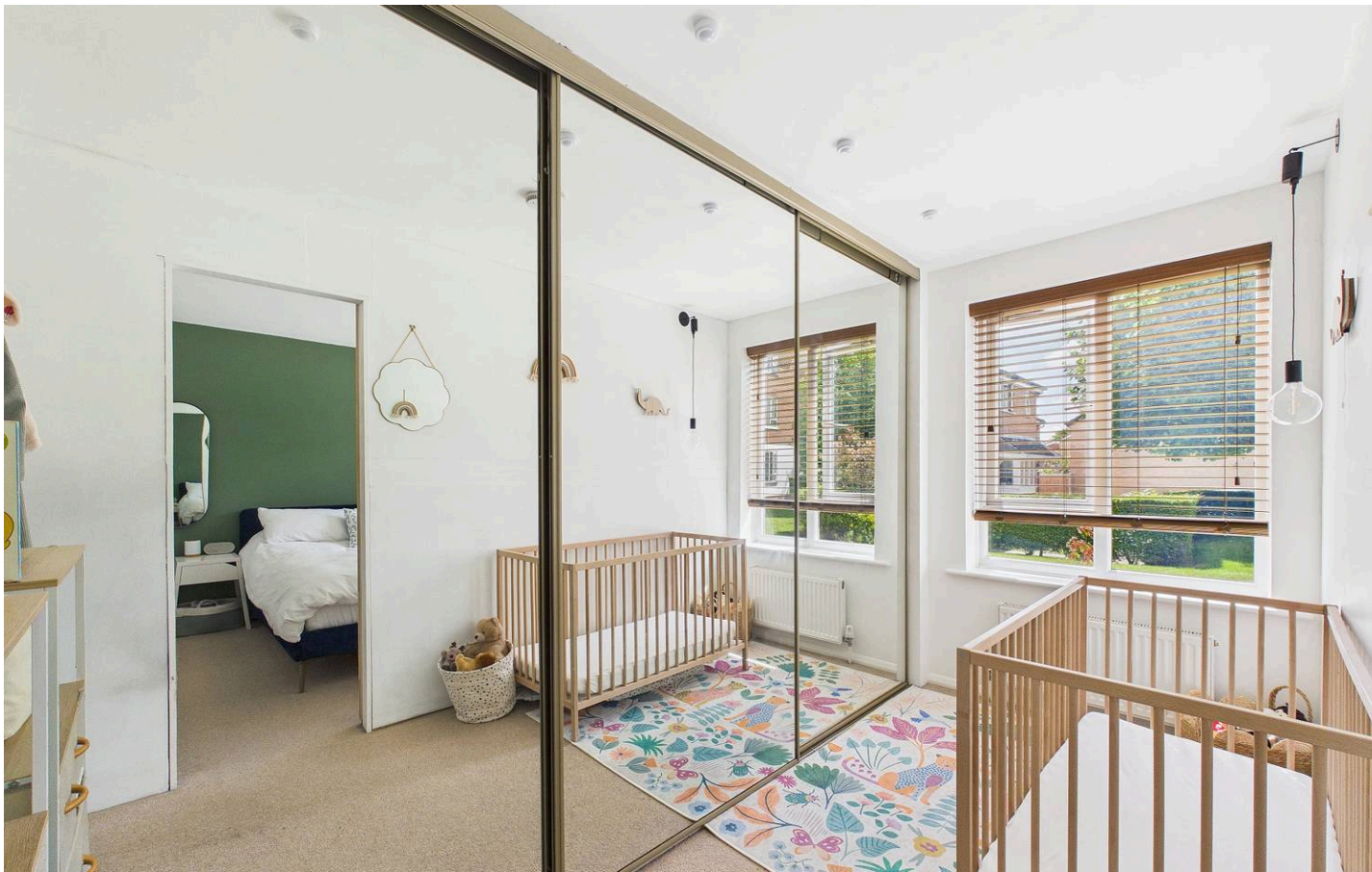
Presented with care by Lawrence Rand – helping you find the place you'll love to call home.

Council Tax band: C

EPC Energy Efficiency Rating: D

Electricity supply: Mains, Water supply: Mains water, Sewerage: Mains





Nearest Stations

West Ruislip - approx 0.2 miles

Ickenham Station - approx 0.7 miles

Ruislip Station - approx 1.1 miles

Verified Material Information:

Council Tax band: C

EPC Energy Efficiency Rating: D

Suppliers

Electricity supply: Mains, Water supply: Mains
water, Sewerage: Mains

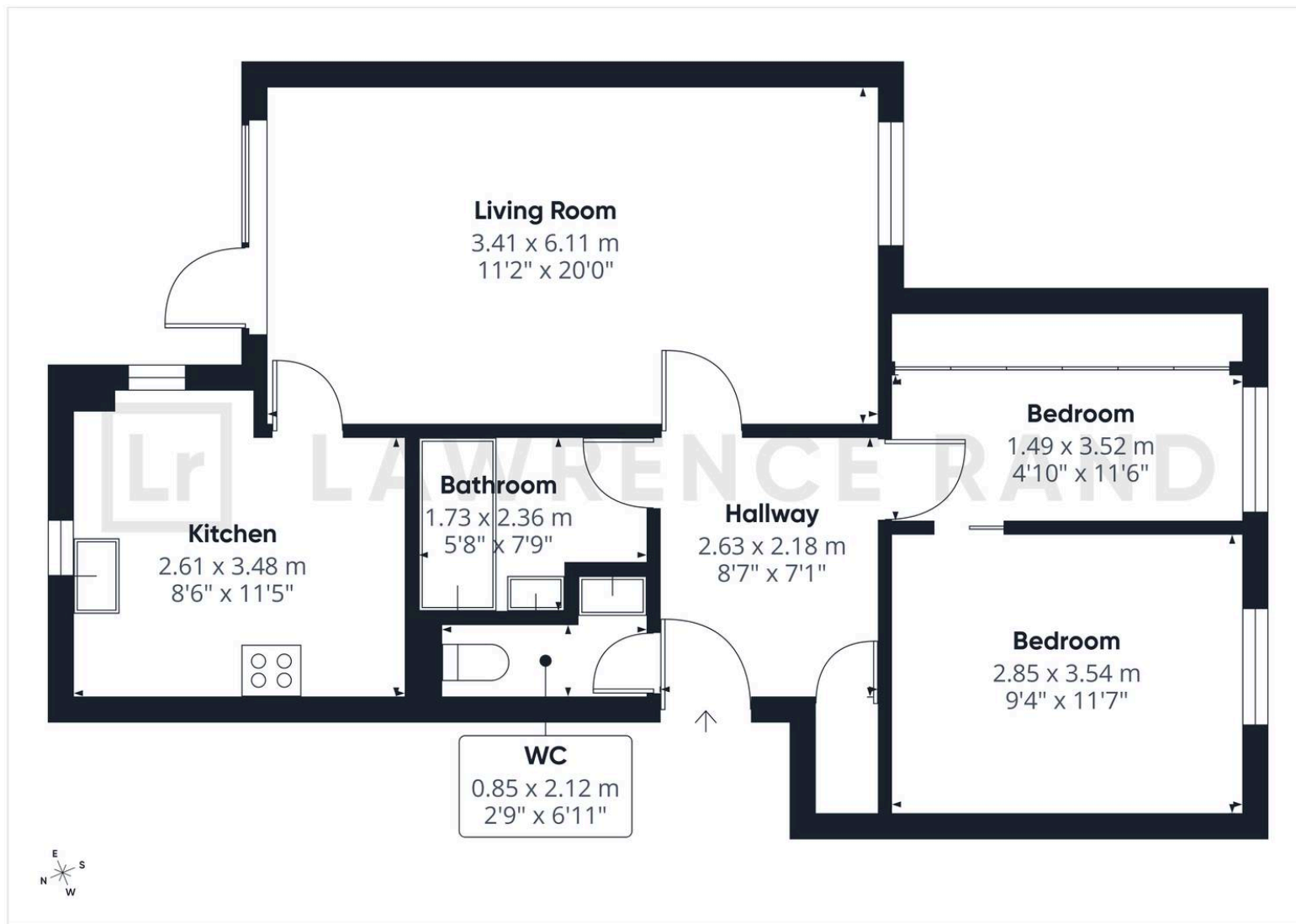
Heating: Gas central heating

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone -
Excellent, Three - Excellent, EE - Excellent





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