

Charlbury Road

Ickenham • Middlesex • UB10 8EY

Guide Price: £825,000



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Situated on the sought-after Charlbury Road in Ickenham, this three-bedroom detached house offers excellent potential for buyers looking to create their ideal family home. Conveniently located within easy reach of highly regarded local schools and just a short walk from Hillingdon Station, the property combines a desirable location with fantastic scope for improvement. The accommodation is complemented by a substantial rear garden, providing ample outdoor space for families and entertaining. Requiring some modernisation throughout, this is an excellent opportunity to add value and tailor the property to individual tastes.

Three bedrooms

Detached

Potential to extend (STPP)

Private garden

Off street parking

Garage

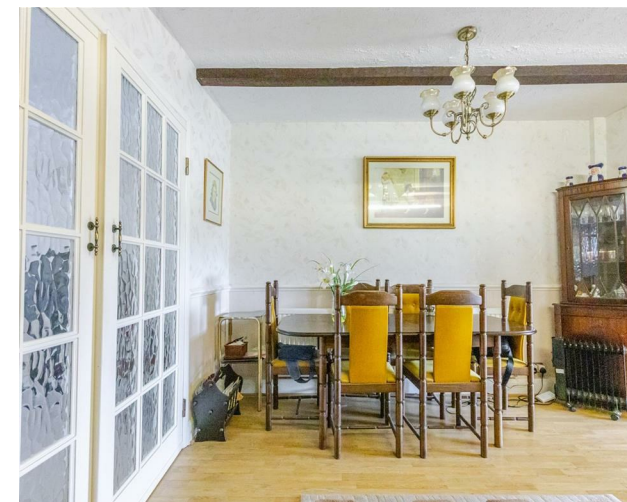
Minutes from sought after schools

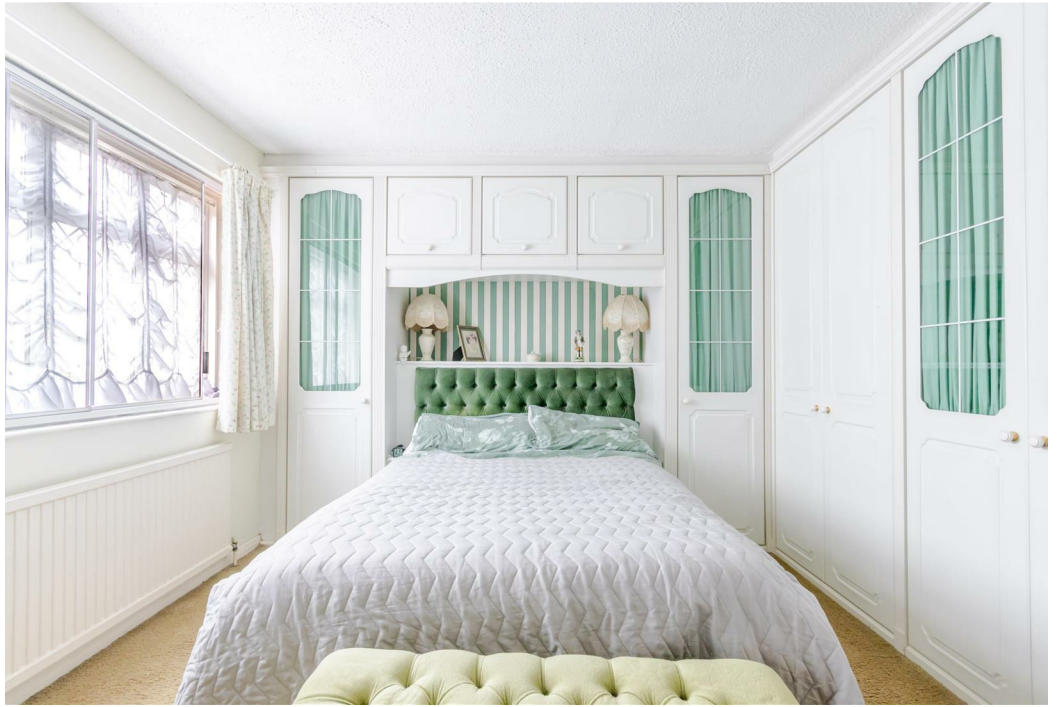
Nearby to local amenities

Short walk to Hillingdon station

Easy access to A40/M25

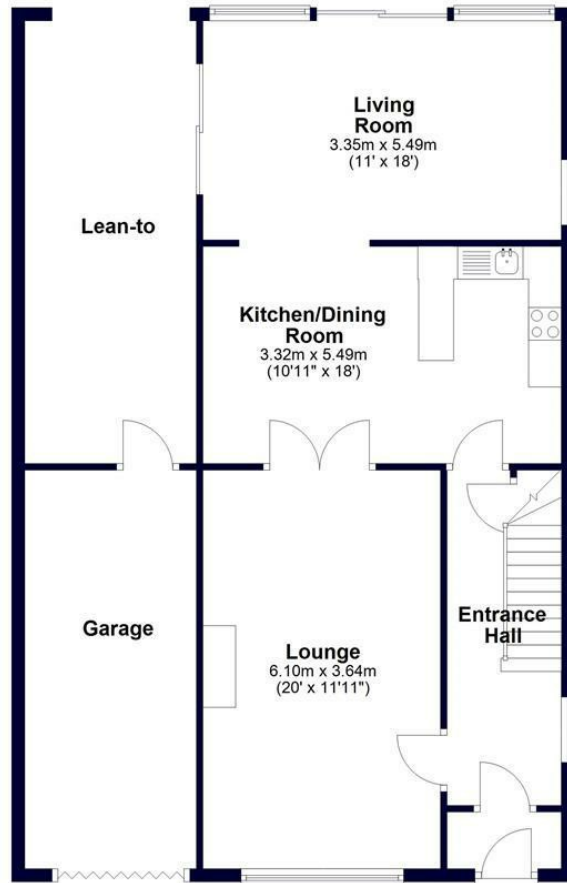
These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Ground Floor

Approx. 71.2 sq. metres (766.1 sq. feet)
(excluding Lean-to, Garage)



First Floor

Approx. 51.7 sq. metres (556.6 sq. feet)



Total area: approx. 122.9 sq. metres (1322.7 sq. feet)



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		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent energy efficiency	C		
Some energy efficiency	D		
Not very energy efficient	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - highest running costs	G		
England & Wales		01/01/2008	01/01/2010

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.