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Burnham Avenue, Ickenham, UB10 8RT  
£700,000

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Burnham Avenue, Ickenham, UB10 8RT

**£700,000**

- Three Double Bedroom Semi Detached Home
- Loft Conversion Master Bedroom With Ensuite Bathroom
- Moments from Ickenham Station
- Garage
- Walking Distance to Ickenham Village
- Extended to Rear
- Two Bathrooms
- Nearby to Highly Regarded Schools
- Quiet Residential Location
- Beautiful Garden Backing onto Fields



## Description

This spacious home presents an excellent opportunity for families seeking a well presented home. The ground floor boasts an inviting reception room, a family room, a fully fitted kitchen and dining area which provides access to the rear.

On the first floor, you will find two generously sized double bedrooms, complemented by a family bathroom.

Rising to the second floor features a versatile loft room, along with a modern bathroom.

The exterior of the property features a front drive, offering convenient off street parking. To the rear enjoys a private garden, predominantly laid to lawn, providing the perfect space for dining and entertainment. Additionally, a garden room currently being used as an office completes this home.

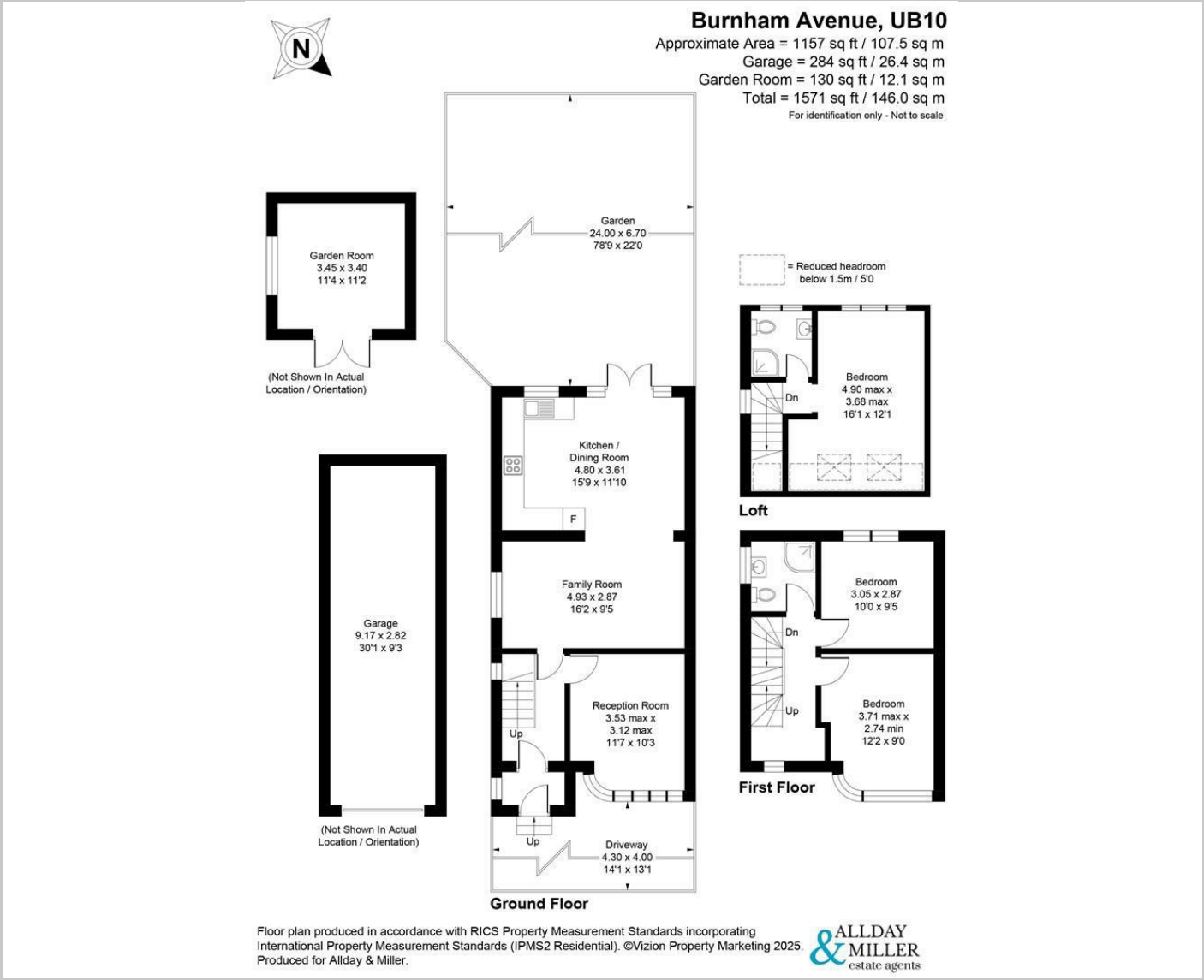
## Situation

Burnham Avenue is a quiet road located in close proximity to Ickenham High Street and it's selection of shops, cafes, restaurants and coffee shops. This property is close to both West Ruislip and Ickenham tube stations offering easy access into central London via the Central and Metropolitan / Piccadilly lines. For the motorist the property is well located to the A40/M25 with it's access into London and the Home Counties. For families with children in education there are a selection of schools nearby to include Glebe Primary school and Douay Martyrs Secondary school.

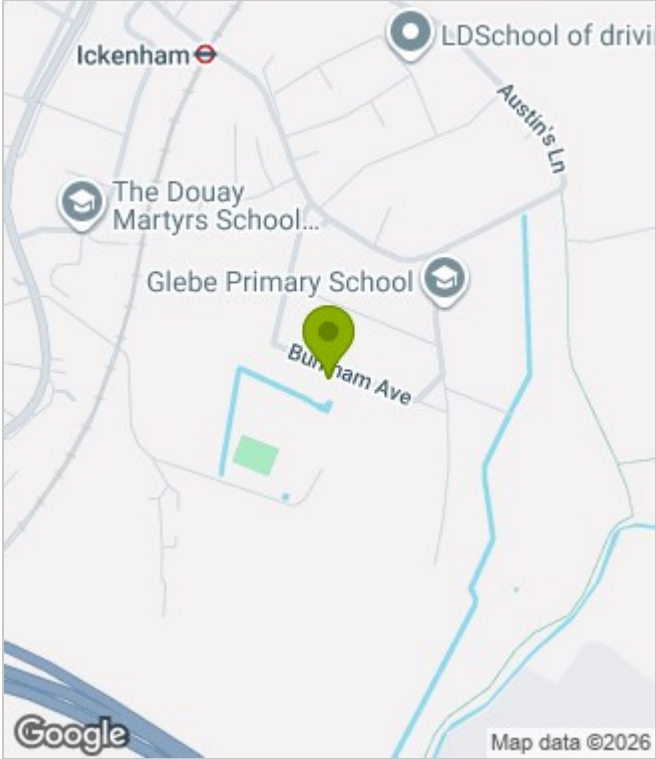




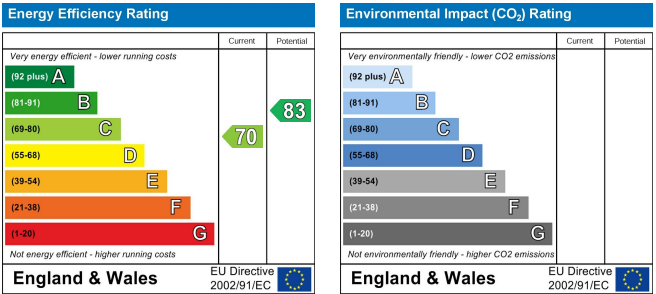
Floor Plans



Area Map



Energy Performance Graph



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