

Campden Road

Ickenham • Middlesex • UB10 8ET

Guide Price: £835,000



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CORNER PLOT A bright and spacious four-bedroom semi-detached home situated on the sought-after Campden Road in Ickenham. This well-presented property offers generous and versatile living accommodation, ideal for modern family life, with an abundance of natural light throughout. The home features well-proportioned bedrooms, comfortable living spaces, and a welcoming layout designed for both everyday living and entertaining. To the rear, a fantastic private garden provides the perfect setting for outdoor relaxation, family activities, or hosting guests. There is also the benefit of a large detached garage providing ample storage space. Ideally located, the property is within close proximity to Vyners School, making it an excellent choice for families, and benefits from easy access to a range of local shops and amenities. Hillingdon Station is also just a short walk away, offering convenient transport links into Central London and beyond.

Semi detached

Four bedroom

Corner plot with potential to extend (STPP)

Ample off street parking

Detached garage with access from the garden

Spacious interior throughout

Large landscaped garden

Short walk to Hillingdon station

Nearby to Vyners school

Easy access to A40/M25

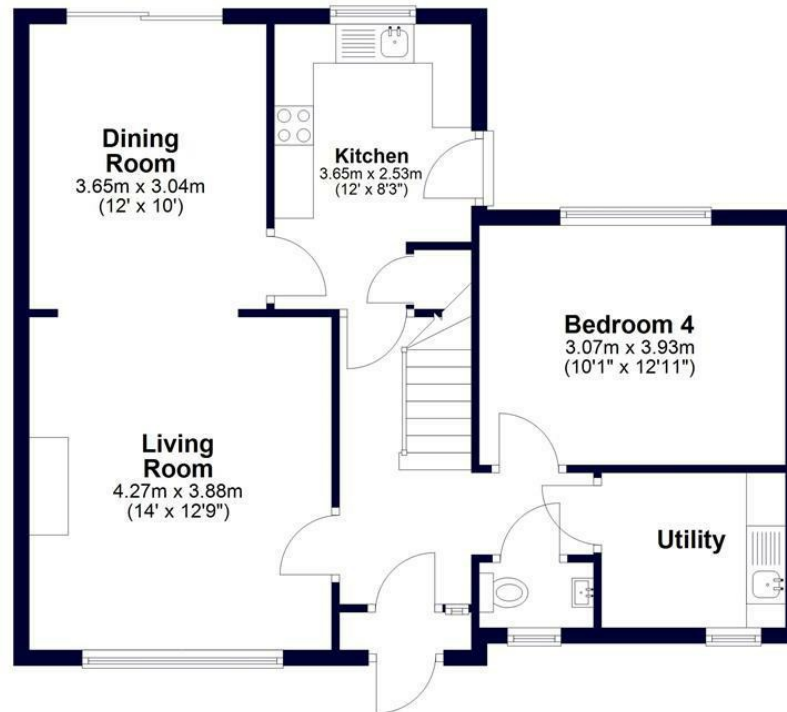
These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





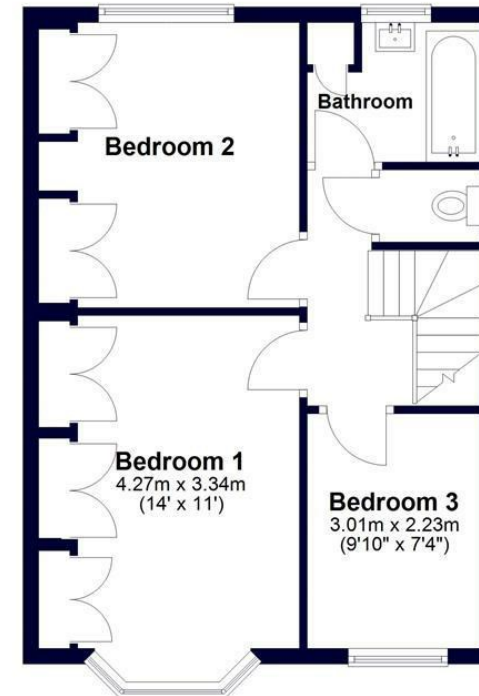
Ground Floor

Approx. 66.2 sq. metres (712.8 sq. feet)



First Floor

Approx. 45.7 sq. metres (492.1 sq. feet)



Total area: approx. 111.9 sq. metres (1204.9 sq. feet)

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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		
Very energy efficient - lower running costs	Current	Target
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (49-54)		
F (41-48)		
G (35-40)		
Not energy efficient - higher running costs		
England & Wales EPC Directive 2002/91/EC		

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.