Applewood Close

Ickenham • Middlesex • UB10 8HZ

Guide Price: £800,000



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CHAIN FREE - Refreshing and spacious throughout this detached residence offers multiple living areas and four well proportioned bedrooms perfect for a growing family to move straight into. Also benefiting from off street parking, a garage and a private rear garden. Applewood Close is a superb, established family residential road in Ickenham located in close proximity to the Village and it's selection of shops, cafes, restaurants and highly regarded schools. West Ruislip and Ickenham tube stations are nearby offering easy access into Central London via the Central and Metropolitan / Piccadilly lines. The house is also conveniently located to the A40/M25.

Detached

Four bedrooms

Two bathrooms

Off street parking

Garage

Private secluded garden

Office/study

Quiet location

Close proximity to sought after schools

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.













Property
Entering the home, you find yourself in a central hallway with access to all downstairs rooms. To the right is an office/study, and nearby is a convenient downstairs toilet. Moving left from the hallway, you step into the first reception room, and to the rear there is the larger reception space, from here there is access to the garden. Also to the rear is there fitted kitchen that offers ample worktop and storage space. Adjacent to the kitchen there is a useful utility area. Heading upstairs, you arrive on a landing that connects to four bedrooms. The main bedroom is situated to the rear and had the benefit of an en-suite. The upper floor also includes a family bathroom, well-placed for easy access from all rooms.

Outside
To the right of the property is a driveway leading to the garage. To the left there is a side gate providing access to the well maintained and secluded garden.

Location
Applewood Close is a quiet residential cul de sac neighbouring Ickenham village and it's shops, restaurants and Ickenham station or West Ruislip train station with direct links to The City and Baker Street while 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 and Vyners Secondary School, along with a number of leisure facilities including Uxbridge Golf Club, Hillingdon Sports & Leisure Complex, David Lloyd gym which has a modern gym, tennis and squash courts and swimming pool.

Schools:

Vyners School 0.3 miles
Breakspear Primary School 0.9 miles
The Douay Martyrs Catholic School 1.0 miles

Train:

Hillingdon Station 1.0 mile
Ickenham Station 1.0 miles
West Ruislip Station 1.2 miles

Car:

M4, A40, M25, M40

Council Tax Band:

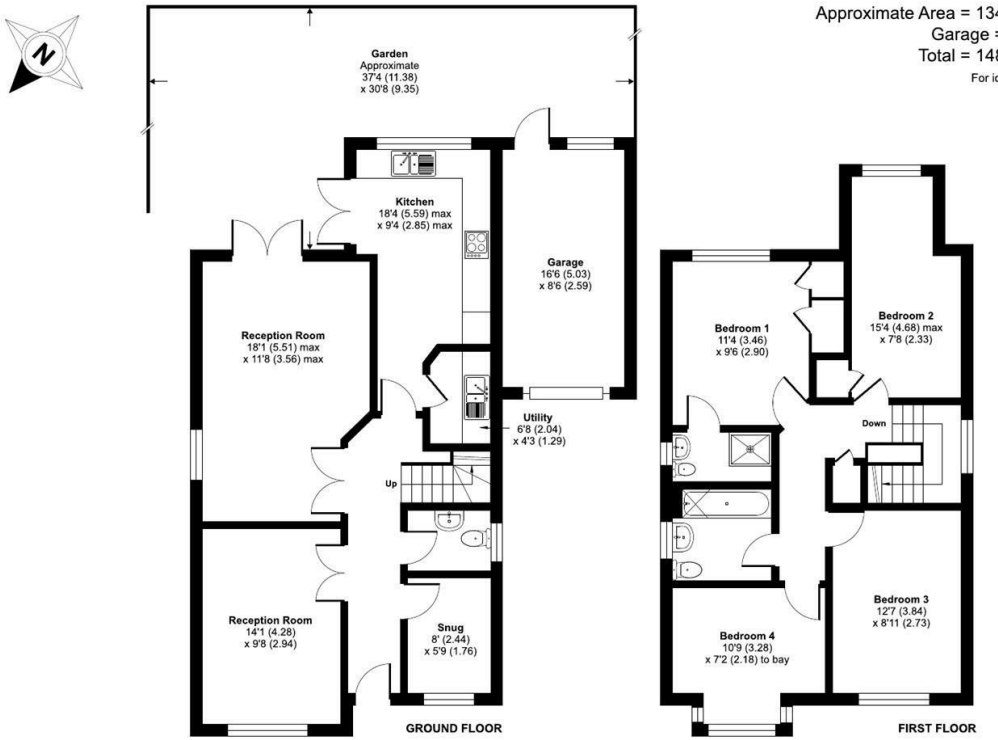
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(Distances are straight line measurements from centre of postcode)



Applewood Close, Ickenham, Uxbridge, UB10

Approximate Area = 1344 sq ft / 124.8 sq m
Garage = 140 sq ft / 13 sq m
Total = 1484 sq ft / 137.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Coopers. REF: 1336183

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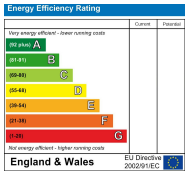
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