

Pepys Close

Ickenham • Middlesex • UB10 8NY

Offers In Excess Of: £800,000



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Situated on the quiet and desirable Pepys Close in Ickenham, this well-presented four-bedroom detached home offers comfortable, move-in-ready family living. The property features four well-proportioned bedrooms, two of which benefit from en-suite bathrooms, and a bright, spacious interior that has been maintained excellently. Ideal for families, it is conveniently located just a short walk from Ickenham village shops, Ickenham Station, and the highly regarded Vyners School. Combining a peaceful residential setting with excellent local amenities and transport links, this is a fantastic opportunity to acquire a turnkey home in a sought-after location.

Four bedrooms

Detached

Excellent condition throughout

Large living space

Two ensuites

Off street parking

Nearby to sought after schools

Short walk to Ickenham village shops

Minutes from Ickenham & West Ruislip 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.





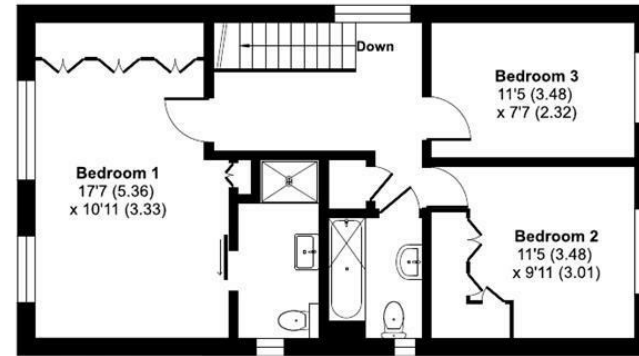
Pepys Close, Ickenham, Uxbridge, UB10

Approximate Area = 1650 sq ft / 153.2 sq m

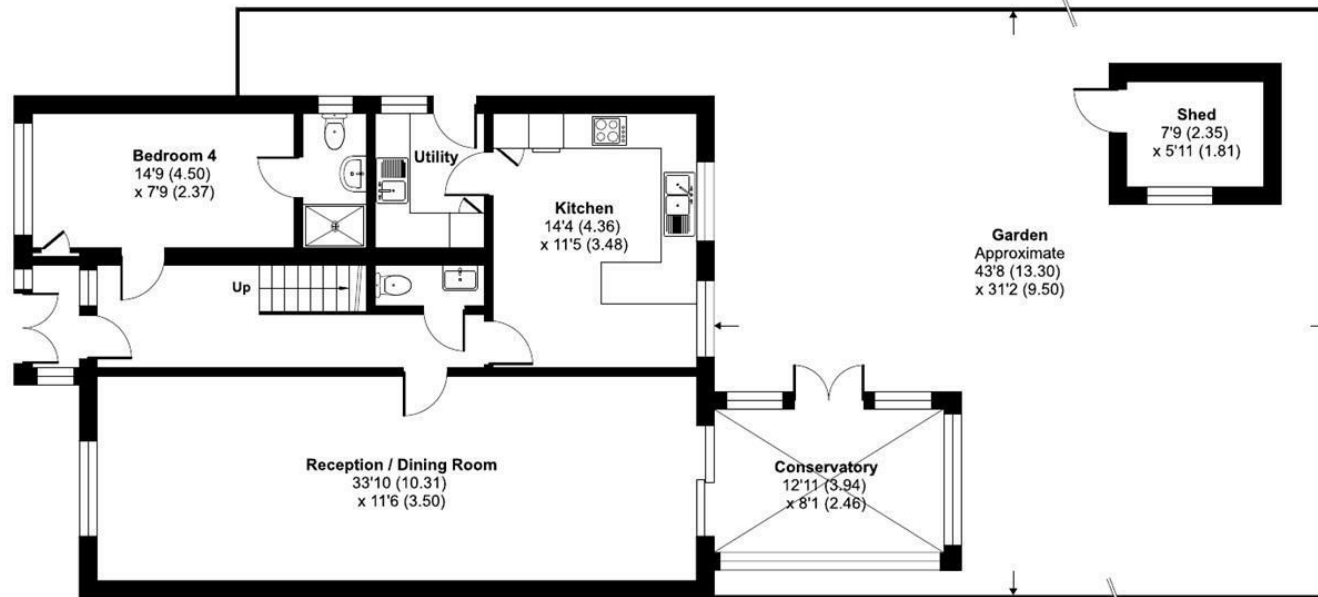
Outbuilding = 46 sq ft / 4.2 sq m

Total = 1696 sq ft / 157.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Coopers. REF: 1450007

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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales 10 December 2020/1/1/20		

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.