

Boniface Road

Ickenham • Middlesex • UB10 8BU

Guide Price: £750,000



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est 1986

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Set in the heart of Ickenham, this spacious four-bedroom detached residence presents the perfect opportunity for a growing family. Offering excellent potential for extension (STPP), it provides a rare chance to tailor and create your ideal home. Ideally positioned on Boniface Road, a peaceful residential street, the property is just moments from the cafés and amenities of Ickenham Village, combining everyday convenience with a welcoming community atmosphere.

Detached

Four bedrooms

Modernisation required

Large garden

Garage

Off street parking

Short walk to Ickenham station

Close to great schools

Minutes from local amenities

Popular residential road

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.

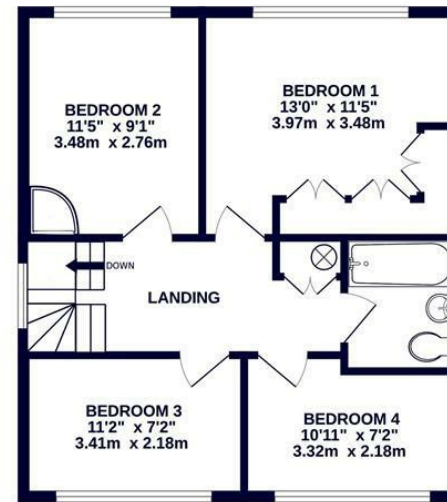




GROUND FLOOR
805 sq.ft. (74.8 sq.m.) approx.



1ST FLOOR
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA: 1347 sq.ft. (125.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
A	105-155		
B	85-105		
C	65-85		
D	45-65		
E	25-45		
F	10-25		
G	1-10		
Not energy efficient - higher running costs			
England & Wales		EG 10/2014	2022/01/01

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.