

Aylsham Drive

Ickenham • Middlesex • UB10 8UE

Guide Price: £315,000



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Situated on the popular Aylsham Drive, this well-presented two-bedroom flat offers bright and spacious accommodation, ideal for first-time buyers, downsizers, or investors. Maintained in excellent condition throughout, the property features two well-proportioned bedrooms, a modern bathroom, and comfortable living space designed for everyday living. Further benefits include an allocated parking space, access to well-kept communal gardens, and access to a loft for additional storage. Conveniently located within a short walk of local shops and amenities, as well as West Ruislip Station, the property offers excellent transport links for commuters.

Two bedrooms

Fantastic condition throughout

Chain free

Separate modern fitted kitchen

Residents parking

Ideal for first time buyers

Minutes from West Ruislip station

Nearby to sought after schools

Short walk to Ickenham village shops

Easy access to A40/M25

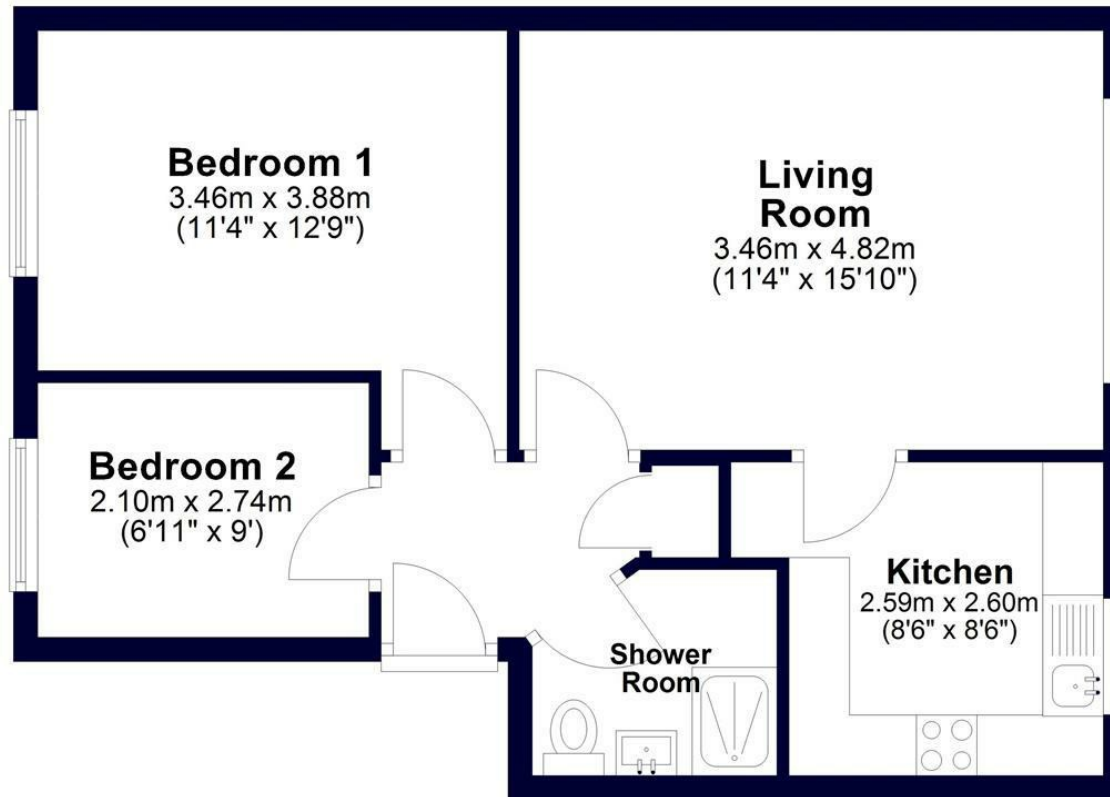
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Second Floor

Approx. 49.5 sq. metres (532.5 sq. feet)



Total area: approx. 49.5 sq. metres (532.5 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		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Decent energy efficiency - lower running costs	D	77	77
Decent energy efficiency - lower running costs	E		
Not energy efficient - higher running costs	F		
Not energy efficient - higher running costs	G		

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.