Ickenham Road

Ruislip • • HA4 7DX

Offers In Excess Of: £700,000



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Walk onto West Ruislip BR and travel to/from Marylebone in under 20 minutes. Wembley Stadium in under 15 minutes. Approximately 5,500 square feet land area with deep garden and rear boundary on golf course greenbelt land; temporarily used by HS2. Situated on Ickenham Road, this well-presented three-bedroom semi-detached home offers generous and versatile accommodation. The ground floor features a welcoming living room, a separate dining room, a fitted kitchen, and a dedicated study, providing excellent flexibility for modern living, working from home, or entertaining guests. Upstairs, the property offers three well-proportioned bedrooms and a family bathroom/toilet and separate toilet/washbasin. The driveway provides off-street parking for 3 cars.

3 BEDROOM

SEMI DETACHED

LARGE GARDEN

AMPLE OFF STREET PARKING

MODERN KITCHEN

STUDY

SEPERATE WC

POTENTIAL TO EXTEND (STPP)

GREAT TRANSPORT LINKS

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.









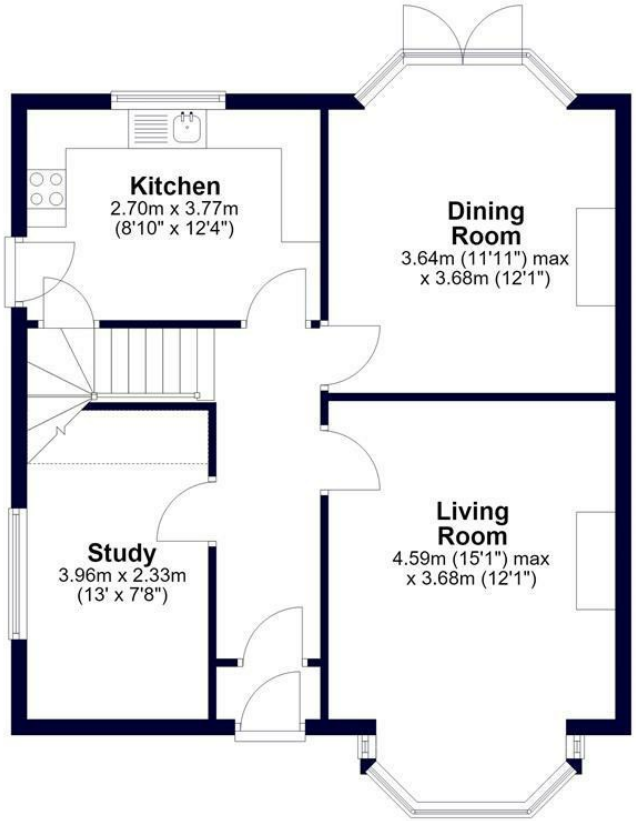






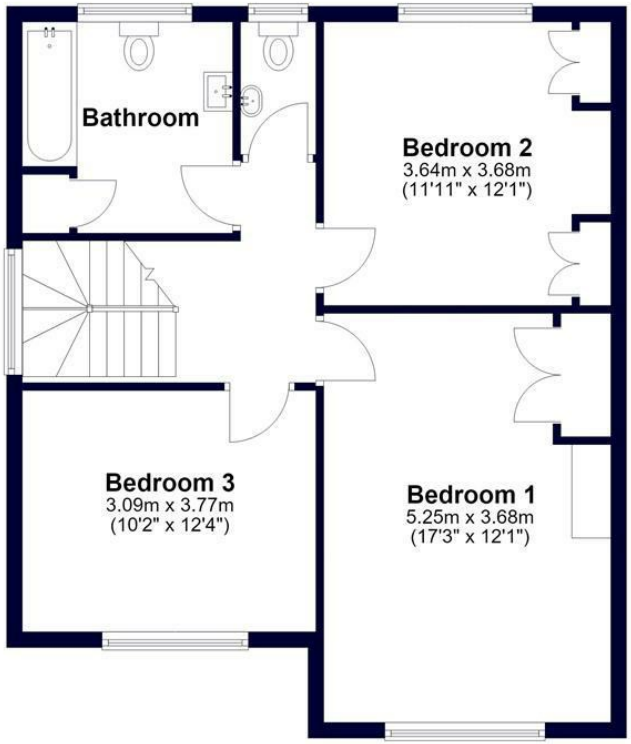
Ground Floor

Approx. 61.1 sq. metres (657.6 sq. feet)



First Floor

Approx. 63.3 sq. metres (681.7 sq. feet)



Total area: approx. 124.4 sq. metres (1339.3 sq. feet)

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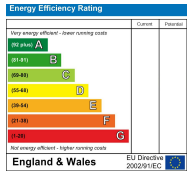
Whilst every effort has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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