

# Edinburgh Drive

Ickenham • Middlesex • UB10 8QZ

Guide Price: £695,000



coopers  
est 1986

# Edinburgh Drive

Ickenham • Middlesex • UB10 8QZ

A beautifully presented three-bedroom semi-detached family home situated on the sought-after Edinburgh Drive in Ickenham. Maintained to an excellent standard throughout, the property offers bright and spacious accommodation ideal for modern family living, with well-proportioned rooms and a private rear garden. Perfectly located within a short walk of Ickenham Station, the home provides excellent transport links whilst also being close to a number of highly regarded local schools, making it an ideal choice for families. Set in a quiet residential position, yet within easy reach of Ickenham's village centre, this attractive home combines convenience, comfort and a highly desirable location.

Three bedrooms

Semi detached

Fantastic condition

Spacious interior throughout

Private garden

Off street parking

Minutes from Ickenham village shops

Nearby to sought after schools

Short walk to Ickenham station

Easy access to A40/M25

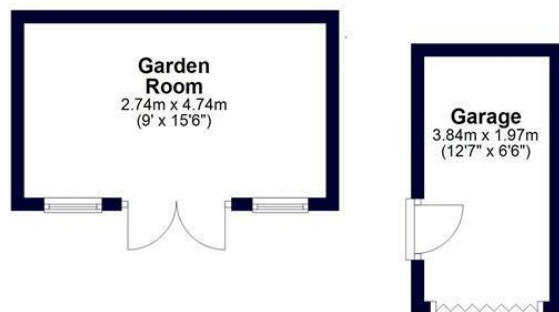
These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





## Ground Floor

Approx. 61.8 sq. metres (665.6 sq. feet)



## First Floor

Approx. 41.2 sq. metres (444.0 sq. feet)



Total area: approx. 103.1 sq. metres (1109.6 sq. feet)

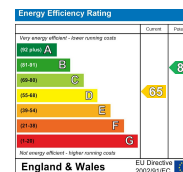
**coopers**  
est 1986

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.  
©Property Pot. Produced on behalf of Coopers Residential.

**coopers**  
est 1986

**27-29 Swakeleys Road, Ickenham,  
Middlesex, UB10 8DF**  
ickenham@coopersresidential.co.uk

**CoopersResidential.co.uk**



**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.