

# The Greenway

Ickenham • Middlesex • UB10 8LS

Guide Price: £1,175,000



coopers  
est 1986

# The Greenway

Ickenham • Middlesex • UB10 8LS

An exceptional and ultra modern detached property set in the heart of Ickenham. A viewing is highly recommended so you can truly appreciate the high specification finish that this property has to offer. With no expense spared this property offers an abundance of space and natural light making it the perfect opportunity for a family to move straight in and enjoy. The Greenway is a popular residential road in Ickenham and a great location being within close proximity to tube lines including the central line and metropolitan line. Local shops are on your doorstep for convenience, and a wonderful nature reserve is a minutes walk away.

Detached

Five double bedrooms

Two bathrooms

High specification

Immaculately presented throughout

Large entrance hall and open plan living

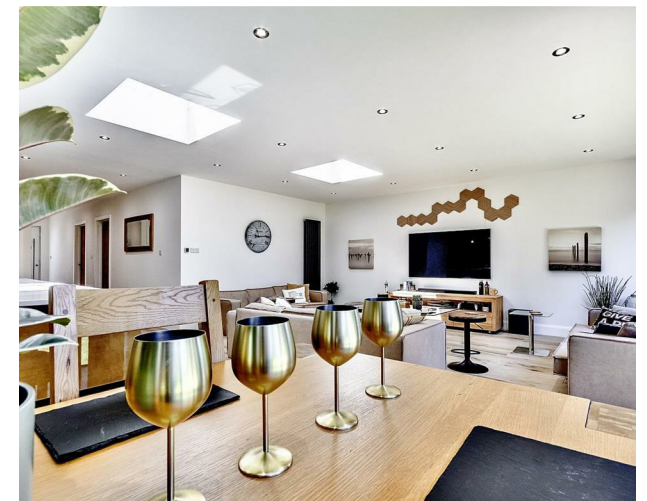
Outbuilding/games room

Beautiful landscaped garden

Ample off street parking & EV charger

Chain free

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.





### Description

This detached property is something to admire with its immaculate finish and space it has to offer. As you enter the property you are immediately impressed with its large entrance hall that then looks on to the fantastic open plan living space with bi-fold doors leading to the garden. This space is presented with a Premium Milano Infinity Wren kitchen that is equipped with top of the range Neff appliances including a dishwasher, washer dryer, fridge freezer, microwave, oven and a built-in coffee machine. The flooring throughout the hallway and living space is Premium Kanzi porcelain wood effect tiles. Off of the hallway there are three fantastic size bedrooms and a modern bathroom. The master bedroom measures at 17'10" x 12'4" and has the benefit of a separate office/study. The bedrooms to the front of the property are finished with Premium Hilary Marlo Golden Oak shutters. From the hallway there is a staircase leading you to the first floor where you will find a further two excellent size bedrooms and another modern shower room. In addition the property is fitted with acoustic walls, ceilings and windows, and is fully enabled smart home ready. Indoor/lighting, climate control, all appliances including the TV, and the Hoover can be controlled via Alexa/Siri, and there are cat 6 cables/Ethernet and sky cabling connections throughout the home enabling fast Wi-Fi/internet via Ethernet access and sky television.

THE PROPERTY CAN BE SOLD FULLY FURNISHED AS SEEN IN THE PHOTOS. This is at a separate cost to the guide price of the property. Please enquire for further details.



### Schools:

The Breakspeare School 0.4 miles  
Bishop Winnington-Ingram CofE Primary School 0.6 miles  
The Douay Martyrs Catholic School 0.8 miles



### Train:

West Ruislip Station 0.3 miles  
Ickenham Station 0.8 miles  
Ruislip Station 1.2 miles



### Car:

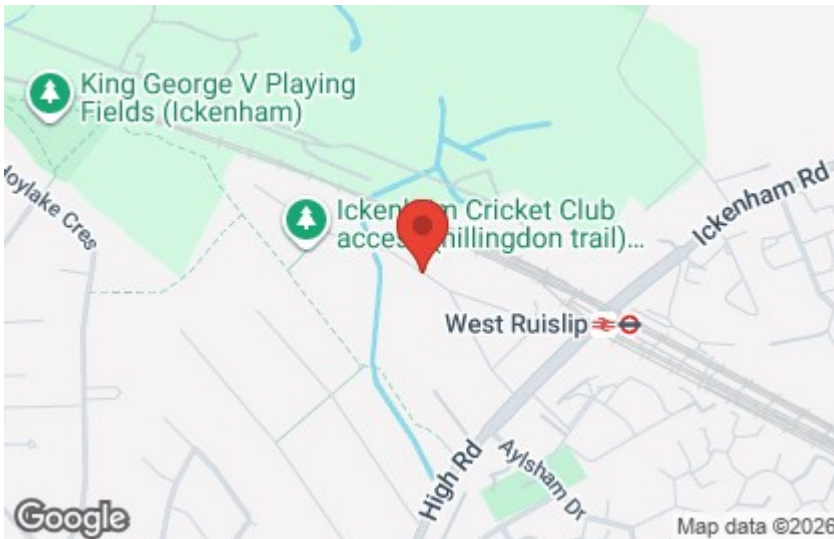
M4, A40, M25, M40



### Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



Total area: approx. 191.8 sq. metres (2064.2 sq. feet)



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.



01895 547 011

27-29 Swakeleys Road, Ickenham, Middlesex, UB10 8DF

ickenham@coopersresidential.co.uk

CoopersResidential.co.uk

Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent energy efficiency	C		
Below average energy efficiency	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - higher running costs	F		
Extremely energy inefficient - very high 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.