

Hoylake Crescent

Ickenham • Middlesex • UB10 8JG

Guide Price: £1,000,000



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An immaculately presented four-bedroom detached chalet bungalow situated on the sought-after Hoylake Crescent in Ickenham. This spacious family home offers versatile accommodation including two luxurious en-suite bedrooms, stylish interiors throughout, and beautifully maintained living spaces. Ideally located within a short walk of Breakspear School, as well as West Ruislip and Ickenham stations, providing excellent transport links for commuters and families alike.

Four bedrooms

Detached chalet bungalow

Two en-suites

Beautifully presented

Private garden

Off street parking

Short walk to Ickenham village

Minutes from Breakspear school

Close proximity to Ickenham and West ruislip station

Easy access to A40/M25

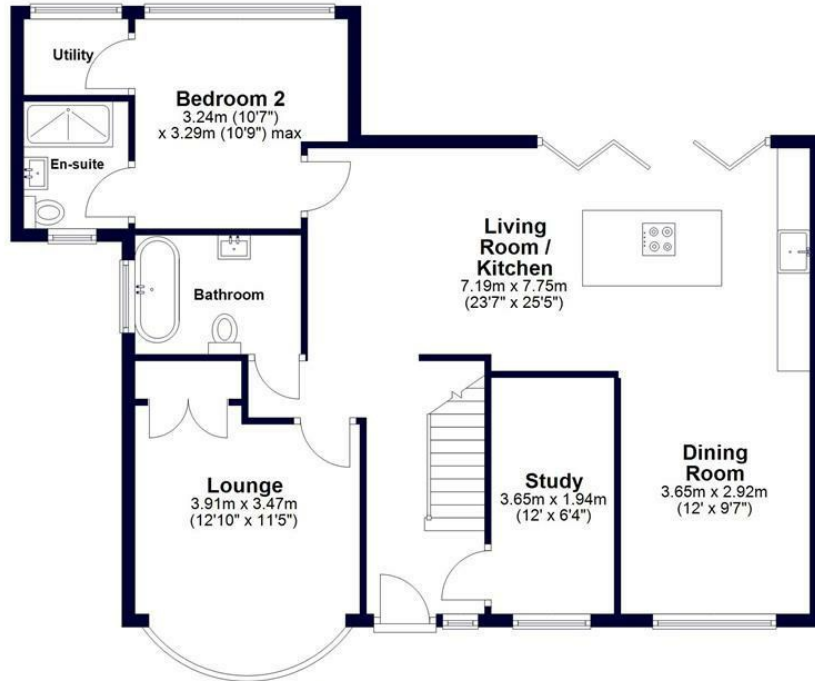
These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





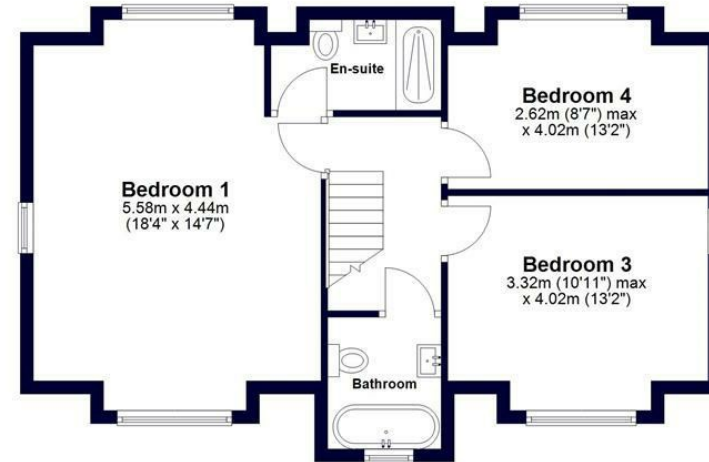
Ground Floor

Approx. 105.9 sq. metres (1139.6 sq. feet)



First Floor

Approx. 57.0 sq. metres (613.6 sq. feet)
(excluding Bathroom)



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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Total area: approx. 162.9 sq. metres (1753.2 sq. feet)



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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		
Some energy efficiency - lower running costs	D		63
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		
England & Wales		03 September 2022/01/23	

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.