



- Four Bedrooms
- Extended
- Beautiful Garden
- Two Bathrooms
- Walking Distance To Ickenham Village

- Semi Detached House
- Modern Fitted Kitchen
- Off Street Parking
- Walking Distance To Local Schools
- EPC Rating C

A four bedroom extended semi detached family home finished to a good standard throughout. Located on a popular road in Ickenham and just a short walk to local schools and the village.

This spacious property briefly comprises; welcoming entrance hallway with doors leading to a large 27' living room with bay window and fire place, an extended kitchen/diner with modern fitted kitchen with quartz work tops and breakfast bar, separate utility area and downstairs W.C. To the first floor there are three well proportioned bedrooms the second & third boasting built in wardrobes and a white suite family bathroom with separate shower. To the second floor is the master bedroom which is large and airy with modern fitted en suite shower room and eaves storage. Outside you have a beautiful secluded rear garden which is mostly laid to lawn with patio area and access to large shed. To the front is off street parking up to three cars.

Close to Ickenham village and its local amenities, West Ruislip and Ickenham stations are a short walk away, offering easy access into Central London. The A40, M40, M25 junctions are also close by.

Price: £875,000

Tenure: Freehold

Local authority: Hillingdon

Council tax band: F

Broadband type: Up to: Ultrafast 5000 Mbps d/l 5000 Mbps u/l

Mobile Coverage (Indoor):

Provider VoiceData

EE- Good outdoor

Three- Good in-home and outdoor

O2- Variable in-home, good outdoor

Vodafone- Variable in-home, good outdoor

*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org.uk>







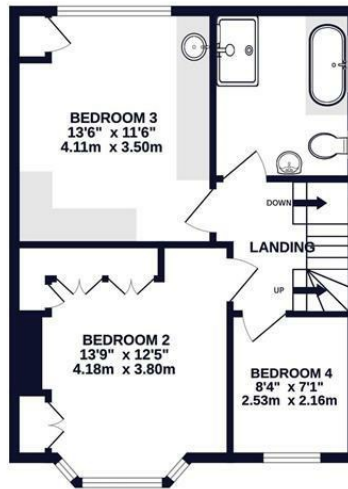
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	79
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

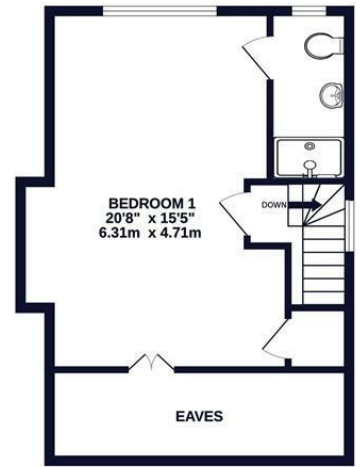
GROUND FLOOR
850 sq.ft. (78.9 sq.m.) approx.



1ST FLOOR
507 sq.ft. (47.1 sq.m.) approx.



2ND FLOOR
461 sq.ft. (42.8 sq.m.) approx.

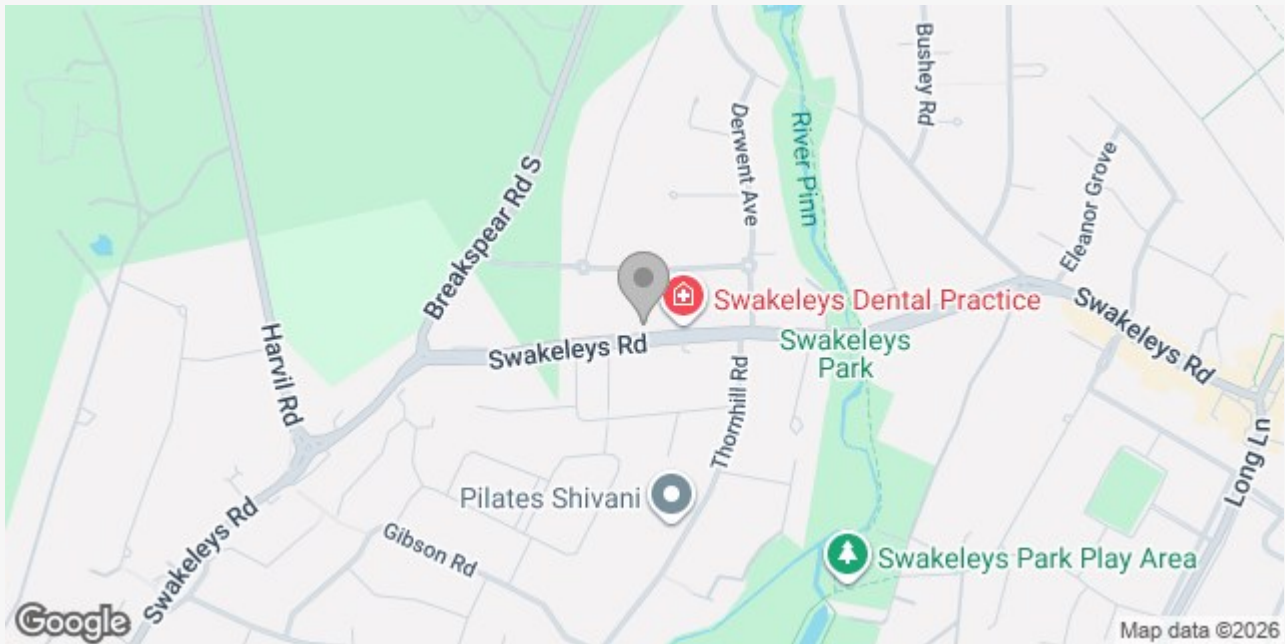


TOTAL FLOOR AREA : 1818 sq.ft. (168.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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