

Roker Park Avenue

Ickenham • Middlesex • UB10 8ED

Guide Price: £800,000



coopers
est 1986

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A beautifully presented four-bedroom detached family home, ideally situated on a quiet residential road in Ickenham. The ground floor features a spacious living room, a separate dining area, a well-appointed kitchen, and an additional versatile family room/study, perfect for modern living. Upstairs, the property comprises four generously sized bedrooms with one bedroom benefiting from an en-suite, and a family bathroom. Further benefits include an internal double garage, providing both convenience and additional storage space, and a vast rear garden offering exceptional outdoor space, perfect for entertaining. The property also offers convenient access to a range of local shops, restaurants, excellent bus and road links, as well as Ickenham and Hillingdon stations.

Detached

Four double bedrooms

Well presented throughout

En-suite to one of the bedrooms

Large garden

Double garage

Quiet road and location

Excellent bus and train links nearby

Close to sought after schools

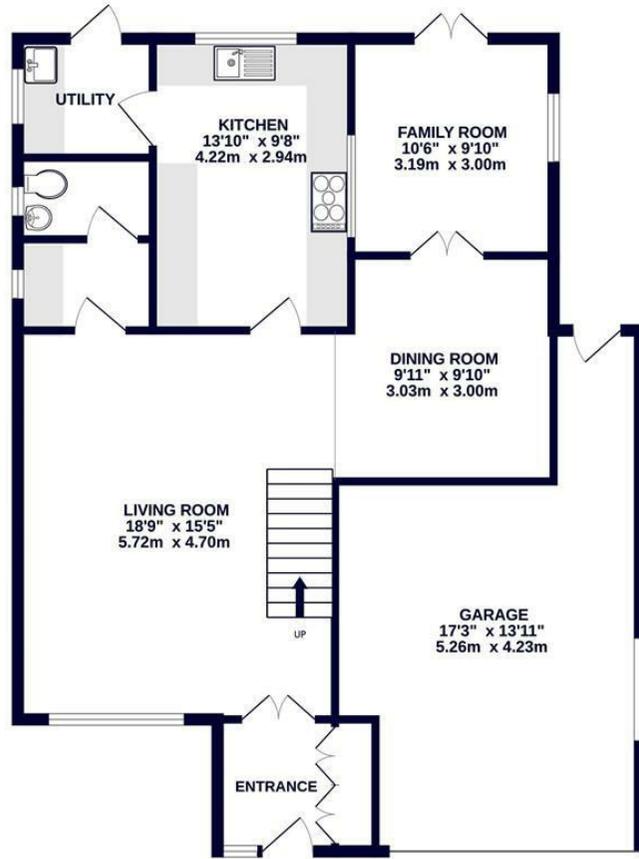
Easy access to A40/M25

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.

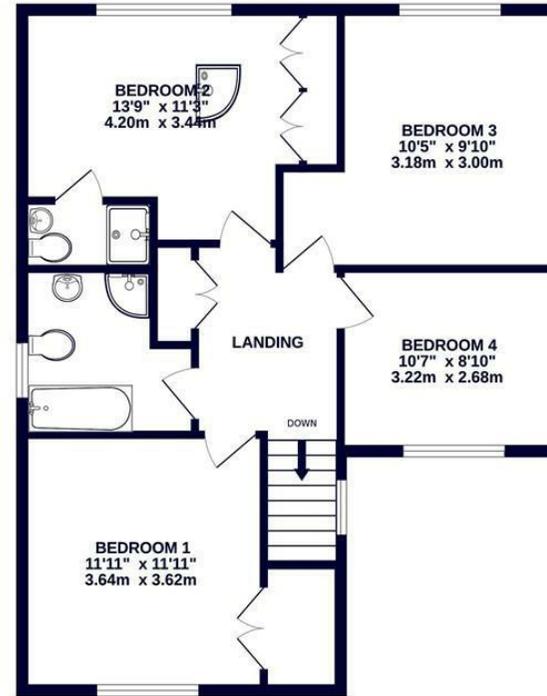




GROUND FLOOR
1066 sq.ft. (99.0 sq.m.) approx.



1ST FLOOR
743 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA : 1808 sq.ft. (168.0 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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27-29 Swakeleys Road, Ickenham,
Middlesex, UB10 8DF
ickenham@coopersresidential.co.uk

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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
100-90%	A		
80-89%	B		
70-79%	C		
60-69%	D		
50-59%	E		
40-49%	F		
30-39%	G		
Not energy efficient - higher running costs			
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.