

Copthall Road East

Ickenham • Middlesex • UB10 8SD

Guide Price: £860,000



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est 1986

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Set in a sought after road in Ickenham is this beautifully appointed three/four bedroom semi-detached home. The property briefly comprises of an entrance hall, through living/family room, stylish kitchen/dining room at the rear, utility room, shower room, bedroom four/study room, three first floor bedrooms and a family bathroom. Updated, modernised and showcasing a sleek and stylish design throughout this really is a great home for the family.

Semi detached

Three/four bedrooms

Immaculate condition throughout

Large through lounge

Off street parking

Bespoke fitted cupboards

A/C units in bedrooms

Beautiful garden with outbuilding

Great location

Walking distance to tube lines

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.





Property

This attractive and generously proportioned semi-detached home has been modernised and extended to offer luxury and modern living. It is undeniably comfortable and offers unrivalled living space, ample natural light and a flexible floor plan for the modern family. The ground floor offers an abundance of space and comprises of a welcoming entrance hall which leads to the front living room/family room complete with a feature fireplace, solid oak wooden flooring and a bay window along with bi folding doors opening to end of the room and opening into the rear kitchen/diner. The kitchen is sleek and stylish and creates a great space for the family with ample dining room and a fully equipped high specification kitchen. Benefiting from red gloss cabinets, some integrated appliances and two separate sets of patio doors opening into the garden. There is also access to a separate utility room. There is a room on the ground floor to the front of the property which offers a versatile space for a further bedroom or study room, and there is a modern shower room. On the first floor there are three bedrooms, two of the them are good size doubles both benefiting from fitted wardrobes and A/C units, and the third is a single bedroom. Finally there is a modern family bathroom featuring marble tiling.

Outside

The property offers off street parking to the front via a paved driveway. To the rear is a stunning outdoor area to enjoy with a two separate patio areas and a great games room to the end of the garden. There is an expansive, well kept lawn surrounded by a selection of flowers, plants and shrubbery.

Location

This property is located footsteps from the village which offers a superb range of fashionable shops, cafes and restaurants whilst the pleasant open space of King George V playing fields are a short stroll away. Ickenham station (Metropolitan/Piccadilly lines) is a short walk away providing reliable links into the City and West End. Alternatively West Ruislip station is serviced by both tube (Central line) and train lines into Marylebone Station in just 25 minutes, with regular trains every 15 minutes. For the motorist the A40 is a short drive away providing access to Central London and the Home Counties. For families, there are a number of highly regarded schools including Douay Martyrs Secondary, Breakspear Infant and Juniors and Vyners Senior School, along with a number of leisure facilities including Uxbridge Golf Club, Ruislip Bowls Club and Virgin Active Health Club.



Schools:

The Breakspear School 0.2 miles
 Vyners Secondary School 0.8 miles
 The Douay Martyrs School 0.5 miles



Train:

West Ruislip 0.8 miles
 Ickenham 0.8 miles
 Hillingdon 1.2 miles



Car:

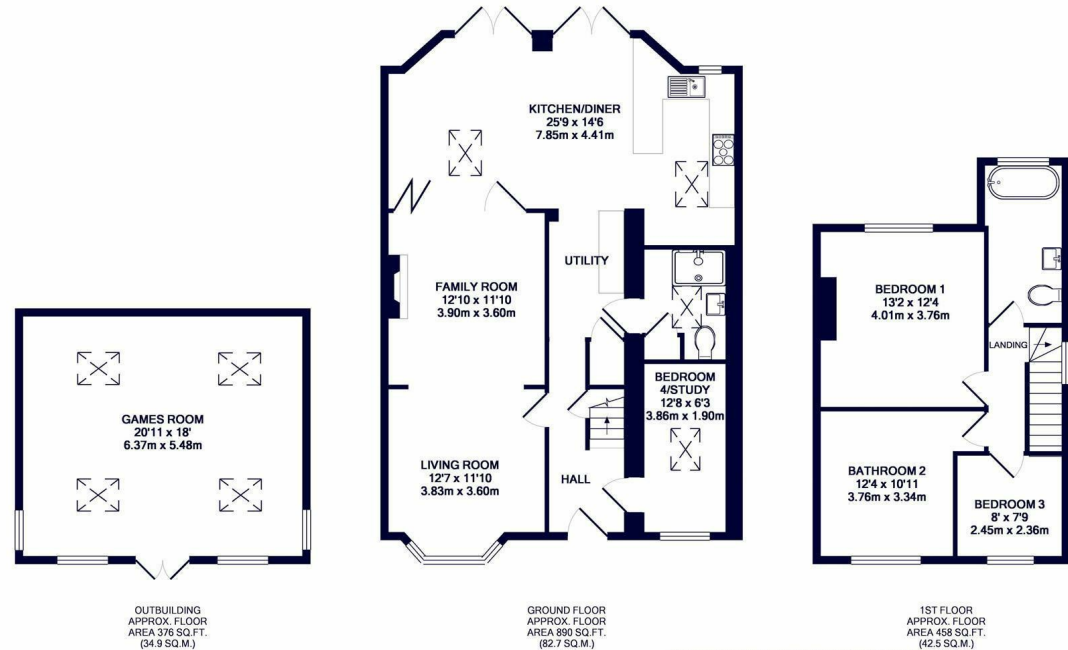
M4, A40, M25, M40



Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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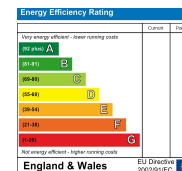
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