

Austins Lane

Ickenham • Middlesex • UB10 8RH

Offers In Excess Of: £825,000



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This beautifully presented four bedroom home offers an abundance of space and comfortable living. The property is set on a popular residential road in Ickenham. This property briefly consists of a living room, dining room, a family room, kitchen, utility room, downstairs WC, four bedrooms and two family bathrooms. Austins Lane is located nearby to amenities, transport links and sought after schools.

Four bedrooms

Semi detached home

Fantastic condition throughout

Brilliant location

Open plan living space

Secluded rear garden

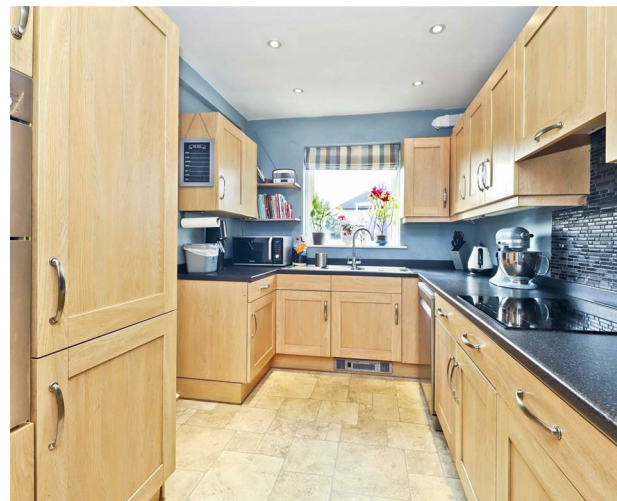
Off street parking

Walking distance to sought after schools

Nearby to transport links

Easy access to local amenities

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

As you enter the property you are first met by a porch and entrance hall. Towards the end of the hallway is a spacious, bright living and dining area. The dining area then leads into a fitted kitchen with ample worktop and cupboard space. You can also access the kitchen from the family room. Leading off the dining room there is the convenience of a utility room featuring a purpose-built drying cupboard as well as the downstairs WC. On the first floor there are three double bedrooms, all with the added benefit of fitted wardrobes, and one single bedroom. There is also a tiled, family bathroom and shower room both with WC.

Outside

To the front of the property there is ample off street parking for numerous vehicles along with on street parking via permits only. The driveway consists of a large paved area along with a lawn area tucked away behind the picket fence. To the rear of the property is the sizable patio area offering a fantastic space for entertaining guests and dining al fresco. The patio is adjacent to the lawn offering a relaxing space for the growing family. The garden is accessed via the utility room and also via the french doors from the family room at the rear.

Location

Austins Lane is a quiet road located in close proximity to Ickenham High Street and its selection of shops, cafes, restaurants and schools. This property is well located to both West Ruislip and Ickenham tube stations offering easy access into central London via the Central and Metropolitan / Piccadilly lines. The house is conveniently located to the A40 with its access into London and the Home Countries.



Schools:

Glebe Primary School 0.3 miles
The Breakspear School 0.8 miles
The Douay Martyrs Catholic School 0.2 miles



Train:

Ickenham 0.1 miles
West Ruislip 0.5 miles
Hillingdon 0.7 miles



Car:

M4, A40, M25, M40



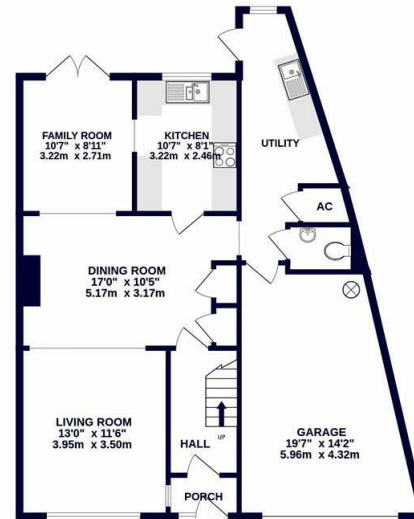
Council Tax Band:

E

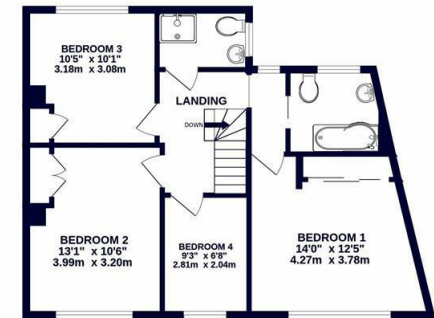
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
933 sq.ft. (86.7 sq.m.) approx.



1ST FLOOR
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 1552 sq.ft. (144.2 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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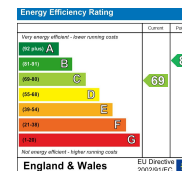
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