



- 3 Bed Semi Detached House
- Needing Updating
- Close To Well Regarded Schools
- Gas Central Heating
- Council Band E

- Well Maintained
- Scope For Extension STPP
- Garage, Off Street Parking
- Double Glazed
- EPC Rating D

A well proportioned THREE bedroom semi detached family home situated in a quiet cul-de-sac in the heart of Ickenham. Although now in need of updating it has been carefully looked after by the current owner and will make an ideal family home.

The property briefly comprises: Hall, two intercommunicating reception rooms, conservatory, kitchen and utility. On the first floor. Two double and one single bedrooms, bathroom and separate W.C.

Paved off street parking to the front leading to Garage and attractive rear garden with paved patio.

Situated on Pynchester Close a quiet residential cul-de-sac a short stroll away from Ickenham Village which offers a welcoming community atmosphere and superb range of shops, cafes and restaurants. Ickenham station (Metropolitan/Piccadilly) and West Ruislip (Central and Chiltern) lines are within close proximity.

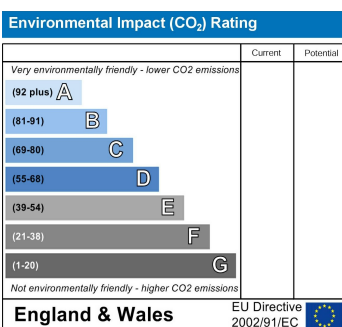
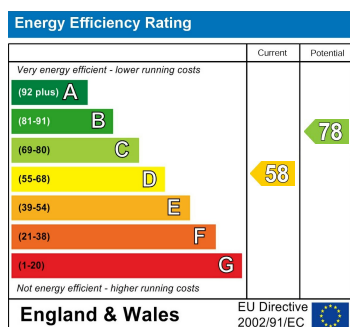
For the motorist the A40/M40/M25 junctions are just a short drive away providing access into Central London and the Home Counties. For families, there are a number of renowned schools including; Douay Martyrs, Glebe Primary School, Breakspear Infant and Juniors and Vyners Secondary School, along with a number of leisure facilities including Ruislip Golf Club, Ickenham Cricket Club, Uxbridge Golf Club and Hillingdon Sports and Leisure Centre.

Tenure: Freehold

Local Authority: Hillingdon

Council Tax Band: E

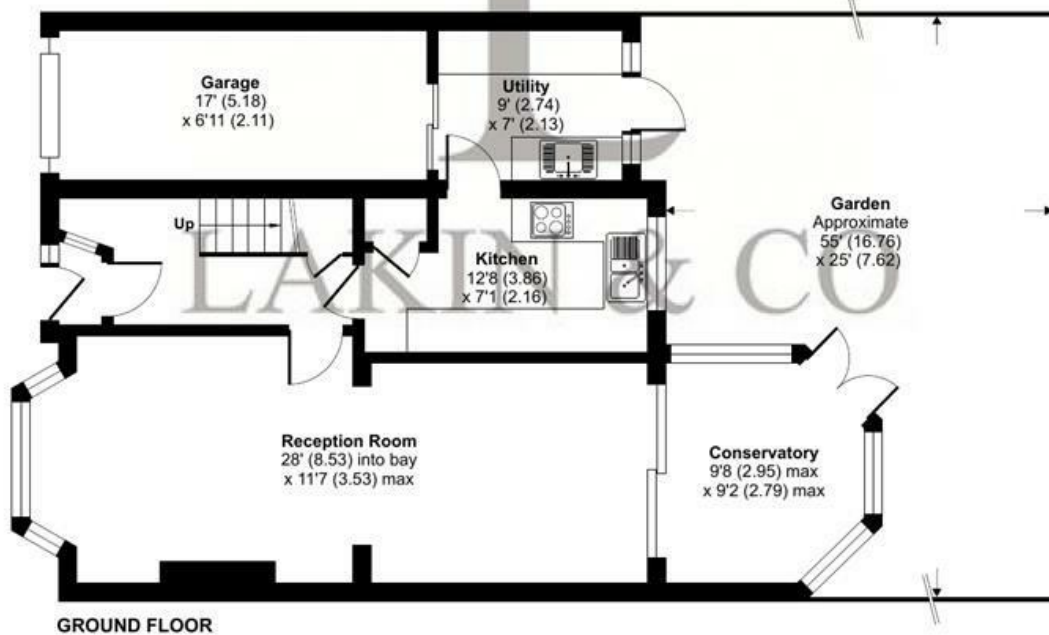
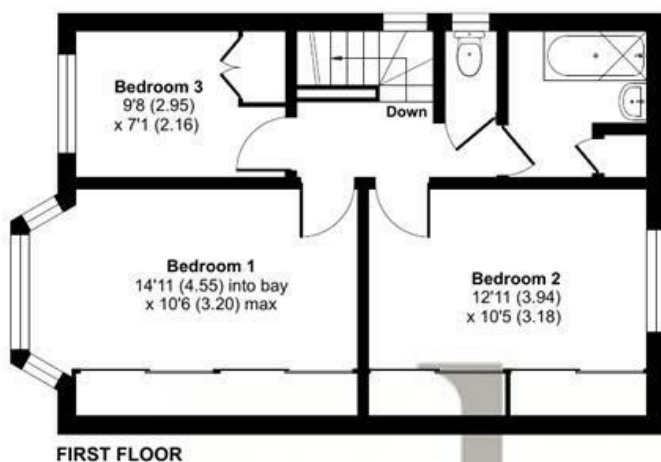
Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract.



Pynchester Close, Ickenham, Uxbridge, UB10

Approximate Area = 1245 sq ft / 116 sq m (includes garage)

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022.
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