



- THREE Bedroom Semi
- Potential To Extend S.T.P.P
- Ickenham Underground Station Nearby
- Ickenham Village Location
- South Facing Garden

- Excellent Internal Condition
- Vyners & Breakspear Schools Nearby
- Easy Access Onto Motorway Network Within 5 Minutes
- Gas Central Heating
- EPC Rating D

A superb opportunity to upgrade your living and location status, this delightful 1930's THREE Bedroom semi detached family home could be a fine next move.

This stunning house presents in homely, comfortable and clean interiors that have been exceptionally maintained, there is a welcoming porch that leads through the front door to large hallway space, off the hallway there are two large reception rooms, a conservatory, a kitchen, and staircase leading to the first floor, on the first floor there are two large double bedrooms, a single bedroom and a family bath/shower room.

Externally you will find a south facing rear garden which measures 85ft in length, it also benefits from off street parking and side access.

S.T.P.P there is potential to extend and add value to this property.

Cophall Road West is a well connected, quiet, residential street which is a short stroll away from Ickenham Village. Offering 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.

This property is a breath of fresh local air and is sure to get strong interest to suit. Call us today to book an inspection!

Disclaimer:

These particulars are a general guide only for prospective buyers. They do not form part of any contract. Services, systems and appliances have not been tested.

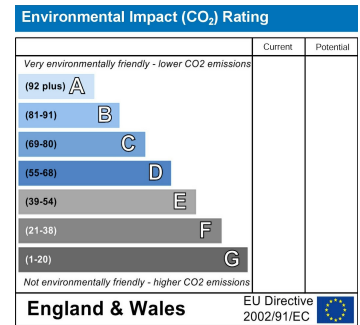
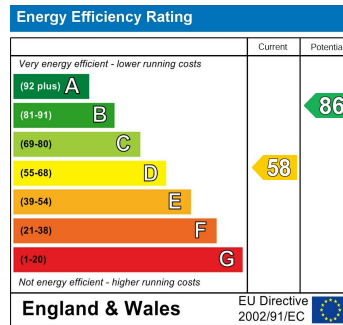
Asking Price: £700,000

Tenure: Freehold

Local Authority: Hillingdon Council

Council Tax Band: D

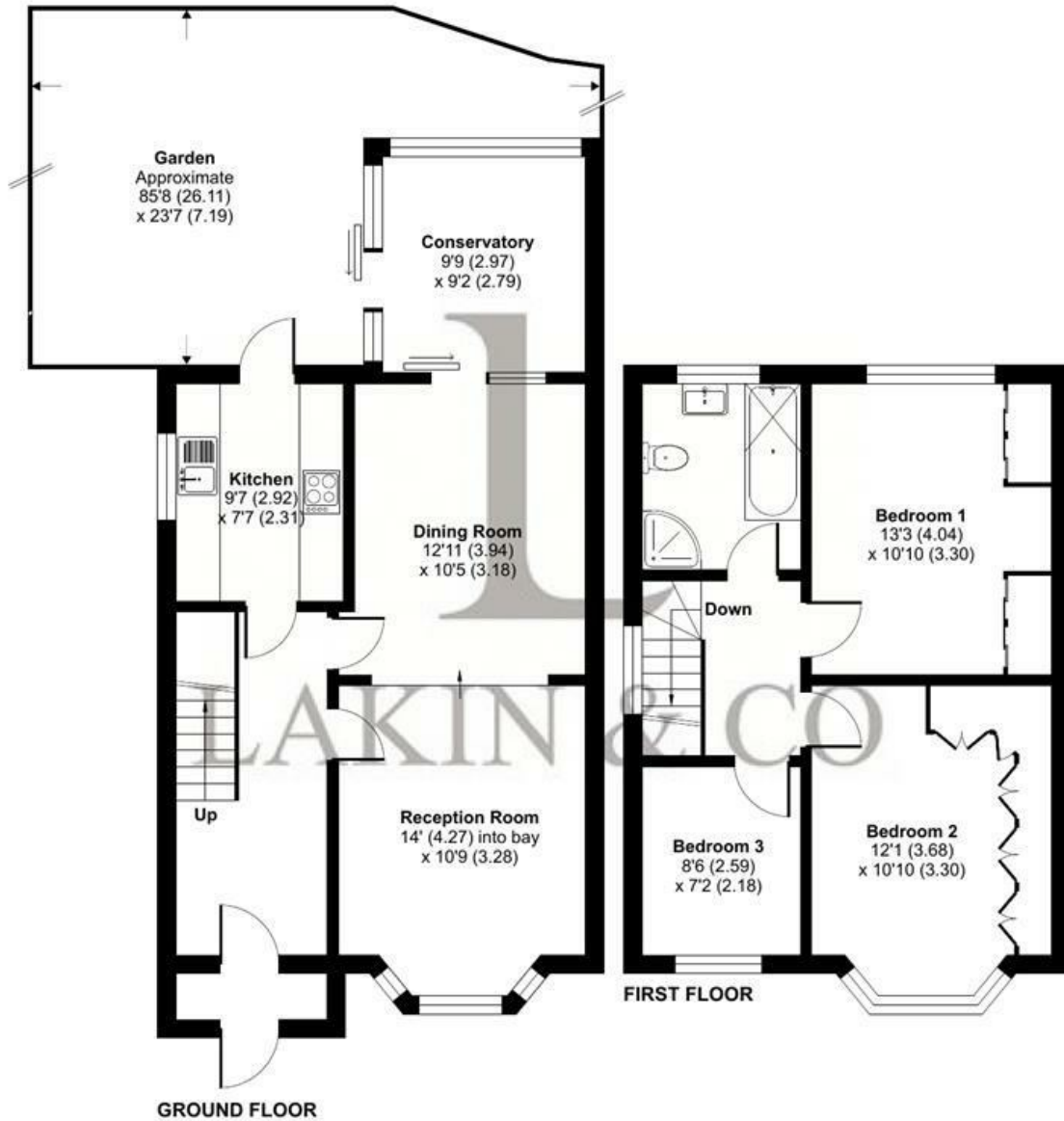
EPC Rating: D



Cophall Road West, Ickenham, Uxbridge, UB10

Approximate Area = 1092 sq ft / 101.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2023. Produced for Lakin & Co. REF: 1027755

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