



- Three Bedrooms
- No Upper Chain
- Ickenham Village Location
- Double Glazing
- Walking Distance To Good Schools

- Semi Detached House
- Off Street Parking
- Walking Distance To Transport Links
- Gas Central Heating
- EPC Rating D

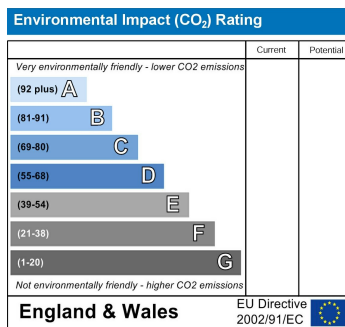
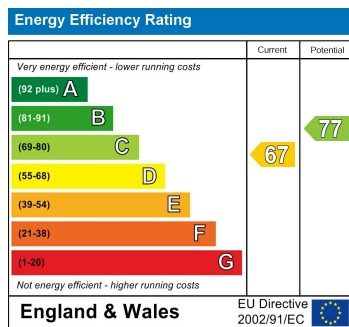
A rarely available three bedroom late Victorian cottage with later extension, having many original features and retaining character and charm. Very conveniently located in the heart of Ickenham Village with it's extensive range of amenities, shops, cafes and restaurants together with excellent sports facilities and well regarded schools.

Briefly comprising; front door in to the front lounge, lounge/diner with bi-folding doors out on to the garden, kitchen with wall & base units, utility room with side access to the garden and a white family bathroom. To the first floor there are three bedrooms and a separate W.C. To the rear of the property here is a secluded garden which is mostly laid to lawn with patio area and to the front there is off street parking provided.

Central & Chiltern line station at West Ruislip are within walking distance as is the Metropolitan/Piccadilly line stations at Ickenham. Excellent road links to central London and the home counties A/M40, M25 and M4 Close by.

Guide Price - £549,995  
 Tenure - Freehold  
 Local Authority - Hillingdon Council  
 Council Tax Band - D

\*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. \*s





**Ground Floor**

Approx. 60.7 sq. metres (653.4 sq. feet)

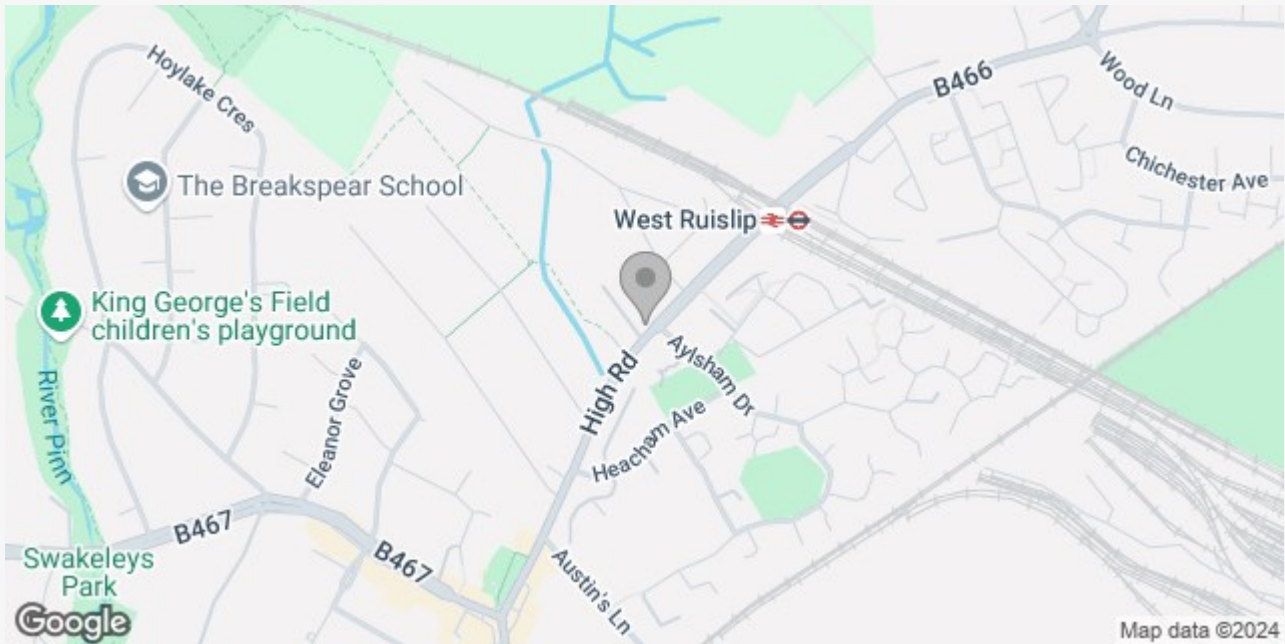
**First Floor**

Approx. 40.5 sq. metres (436.0 sq. feet)

**Total area: approx. 101.2 sq. metres (1089.3 sq. feet)**

This floorplan is not to scale. It is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed.  
Plan produced using PlanUp.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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