



Woodstock Drive, Ickenham, Uxbridge, Buckinghamshire, UB10

- Detached House
- Generous Rear Garden
- No Chain
- Popular Location & Sought After Road
- EPC Rating C
- Three Bedrooms
- Huge Scope to Extend
- Blank Canvas & Perfect Project
- In Excess of 1,800 Sq. Ft
- Viewings Highly Recommended

Asking Price £875,000



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Situated on Woodstock Drive in Ickenham is this imposing, three bedroom detached house being offered for sale with NO ONWARD CHAIN, being perfect for anyone looking for a project to extend/develop and refurbish subject to planning permission.

The property comprises entrance porch to hall, large 'L' shaped reception room, separate fitted kitchen, dining room, utility room, ground floor wc and integral garage. To the first floor, you are met with three bedrooms and a four piece bathroom suite. Outside, the property has its own driveway with large frontage and to the rear, a very generous rear garden.



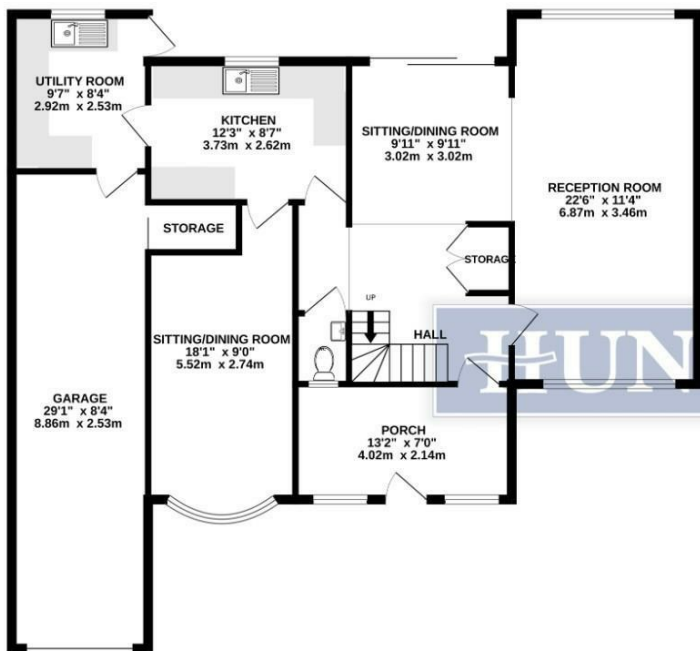
Woodstock Drive is just a short distance from Ickenham Village with a range of shops, restaurants and pubs. Ickenham Station offers the Metropolitan and Piccadilly lines whilst West Ruislip Station is serviced by the Central line and Chiltern Railways to Marylebone. London and the Home Counties are easily accessed via the A40/M25. A number of highly regarded schools are within close proximity including Breakspear Junior School and Vyners Senior School. There are leisure areas and facilities nearby including Swakeleys Park, Ickenham Cricket Club and Hillingdon Sports & Leisure Centre which has a modern gym, indoor swimming pool and iconic outdoor pool. Uxbridge Town Centre is a short drive, bus or walk away and offers an extensive range of shops, restaurants and bars.



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GROUND FLOOR
1173 sq.ft. (109.0 sq.m.) approx.



1ST FLOOR
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA : 1864 sq.ft. (173.2 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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Viewings

Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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