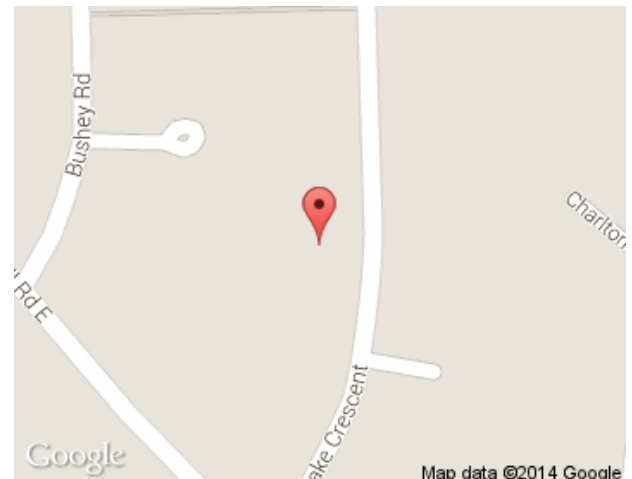




Hoylake Crescent, UB10 In the region of £575,000



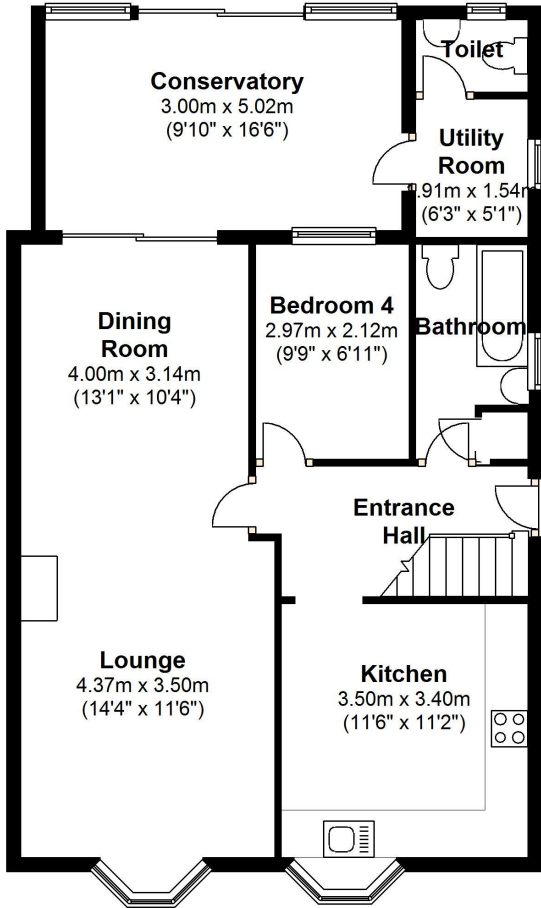
Orchard Property Services are proud to present to the market this **FOUR** bedroom **SEMI DETACHED** large **FAMILY** home.





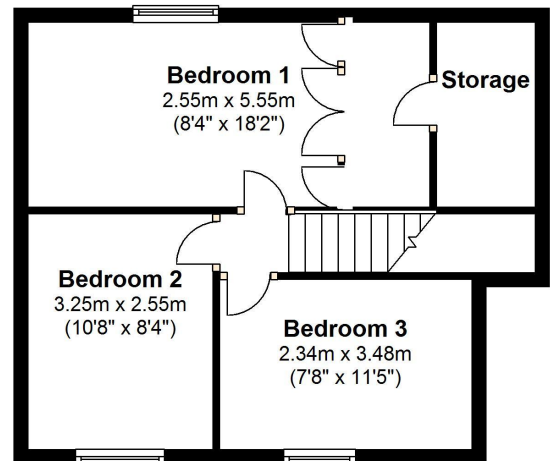
Ground Floor

Approx. 80.4 sq. metres (865.6 sq. feet)



First Floor

Approx. 39.2 sq. metres (421.7 sq. feet)



Total area: approx. 115.0 sq. metres (1238.2 sq. feet)

Orchard Property Services give notice to anyone reading these particulars that: (i) these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact; (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings.

Long Description

Orchard Property Services are proud to present to the market this FOUR bedroom SEMI DETACHED large FAMILY home. The property which is situated in the heart of Ickenham Village with its array of shops and restaurants briefly comprises of a bright entrance hall, large lounge through to dining area, utility room, family bathroom, bedroom and kitchen. Other benefits of the ground floor are the bright and airy conservatory which has extensive views over the large rear garden. Hoylake Crescent which is in the Catchment for both Breakspear and Vyners School is also walking distance to Ickenham Tube and West Ruislip Train Station including the Metropolitan Line, Piccadilly Line and Over Ground boasts of THREE double bedrooms upstairs and adequate storage space. To avoid disappointment on this family property get in touch with Orchard to arrange an early internal inspection.

Entrance Hall

UPVC front door, wood flooring, wall lighting and radiator.

Lounge

14ft 4 x 11ft 6 (4.37m x 3.50m)

Double glazed window to front aspect, carpet and power points.

Dining Room

13ft 1 x 10ft 4 (4.00m x 3.14m)

Double glazed patio doors to conservatory, ceiling lighting, power points, radiator and carpet.

Kitchen

11ft 6 x 11ft 2 (3.50m x 3.40m)

Double glazed window to front aspect, wall and floor mounted cabinets, integrated dish washer, space for a fridge freezer, cooker, sink and radiator.

Utility Room

6ft 3 x 5ft 1 (1.91m x 1.54m)

Double glazed window to side aspect, space for a washing machine and tumble dryer.

Conservatory

16 ft 6 x 9ft 10 (5.02m x 3.00m)

Double glazed patio doors, radiator and wooden flooring.

Cloak Room

Double glazed window to rear aspect and low level W.C.

Bedroom Four

9ft 9 x 6ft 11 (2.97m x 2.12m)

Double glazed window to rear aspect, ceiling lighting, power points and carpet through out.

Bathroom

Double glazed window to side aspect, panel enclosed bath, wall mounted shower, sink with vanity unit, low level W.C, ceiling lighting, storage cupboard, radiator and wood effect flooring.

Bedroom One

18ft 2 x 8ft 4 (5.55m x 2.55m)

Double glazed window to rear aspect, built in wardrobes, radiator, power points and carpet through out.

Bedroom Two

10ft 8 x 8ft 4 (3.25m x 2.55m)

Double glazed window to front aspect, radiator, carpet and ceiling lighting.

Bedroom Three

11ft 5 x 7ft 8 (3.48m x 2.34m)

Double glazed window to front aspect, radiator, ceiling lighting, power points and wood effect flooring.
Garden

Mainly laid to lawn with patio area. A Range of mature trees and bushes with a timber shed and pedestrian side access.