



Derwent Avenue, UB10
Offers in excess of £900,000, Freehold



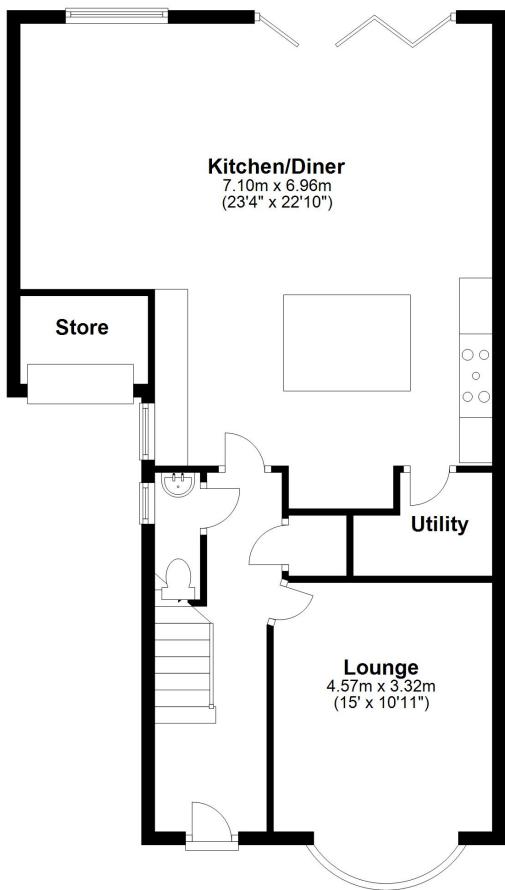
Orchard Property Services are delighted to market this skilfully extended and exceptionally well presented five bedroom, two bathroom semi-detached family home situated in a quiet residential location of Ickenham, moments away from local sought after schools.





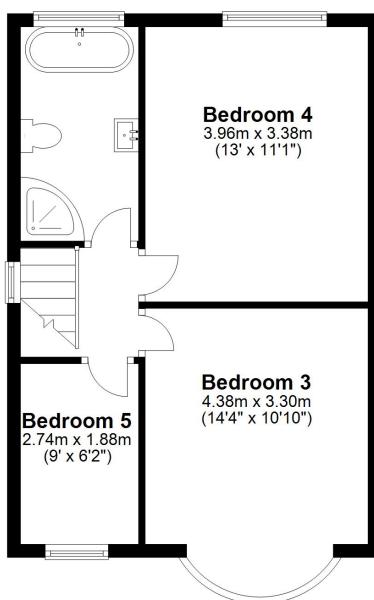
Ground Floor

Approx. 73.9 sq. metres (795.0 sq. feet)



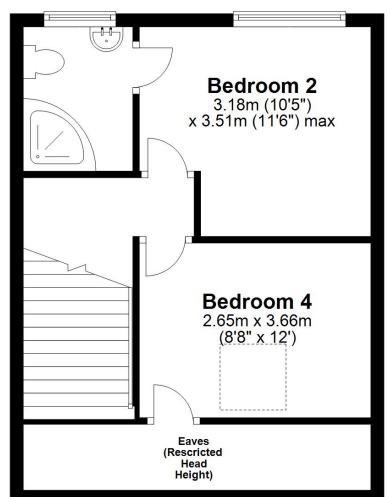
First Floor

Approx. 41.7 sq. metres (449.3 sq. feet)



Second Floor

Approx. 37.0 sq. metres (398.1 sq. feet)



Total area: approx. 152.6 sq. metres (1642.4 sq. feet)

All measurements are approximate and not to scale.

Plan produced using PlanUp.

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 delighted to market this skilfully extended and exceptionally well presented five bedroom, two bathroom semi-detached family home situated in a quiet residential location of Ickenham, moments away from local sought after schools. Boasting key features including a vast shaker style kitchen/dining/lounge area with 4 meter bi-folding doors, en-suite to double loft room and an easily maintainable heated swimming pool in the secluded rear garden. Ideally situated close to local transport links and the desirable Ickenham Village, Derwent Avenue also benefits from a separate lounge to the ground floor, W.C in the hallway and underfloor heating to the main bathroom. The property also offers a private drive for several vehicles with access to side store. This immaculately presented property would be ideal for all types of purchasers looking locally and we would highly recommend an internal inspection.

The ground floor accommodation briefly comprises of an entrance hall with W.C, separate lounge and storage cupboard. The ground floor is complete with a bright and expansive, shaker style kitchen diner with lounge area and dining space, separate utility room and pantry and bi-folding doors which open out onto the scenic garden with views of the swimming pool and decking area.

The first floor boasts three well proportioned bedrooms with the master bedroom having fitted wardrobes, family four piece bathroom suite with underfloor heating and stairs to the second floor. The second floor consists of two double bedrooms and en-suite to bedroom two. Outside offers a private drive for numerous vehicles with access to side store and a well maintained, secluded rear garden with decking areas, timber sheds and a feature heated swimming pool.

Location

Located in one of Ickenham's most prestigious areas, Derwent Avenue is only moments away from local sought after schools including Vyners and Breakspear, walking distance to the scenic views of Swakeleys Park, Swakeleys Tennis Club and Swakeleys House. Ickenham Village is also a short distance away with its array of local shops, restaurants and public houses. Bus routes are scattered across the Ickenham area with easy access to Ruislip & Uxbridge with the added benefit of Ickenham & West Ruislip Stations (Metropolitan, Piccadilly, Central & Chiltern lines), A40/M40/M25 access is also close by.

FIVE BEDROOMS
TWO BATHROOMS
HEATED SWIMMING POOL
SHAKER STYLE KITCHEN DINER/LOUNGE
BI-FOLDS
CLOSE TO STATIONS
CLOSE TO SOUGHT AFTER SCHOOLS
WELL PRESENTED
OWN DRIVE
VIEWING ADVISED