

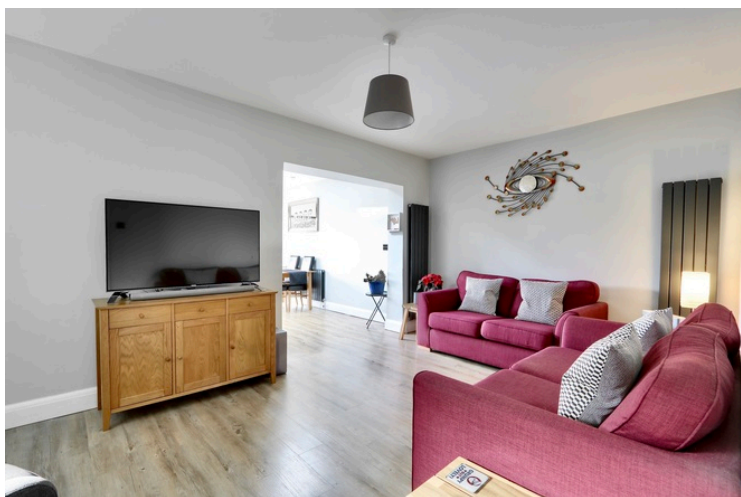


Burnham Avenue, UB10
£650,000, Freehold



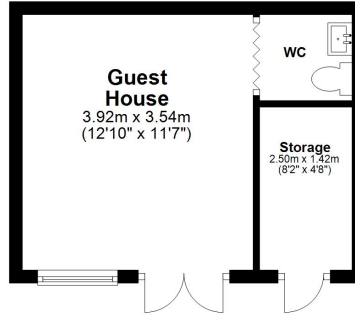
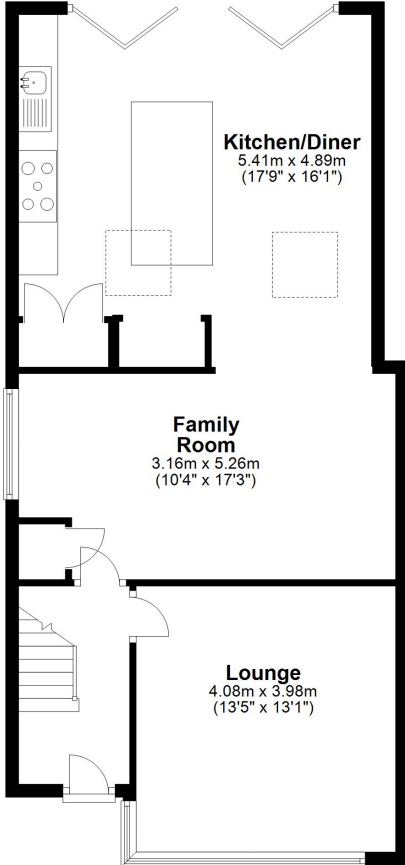
CHAIN FREE - Orchard Property Services are delighted to market this stunningly presented and skilfully extended three bedroom semi-detached family home situated on the desirable tree lined Burnham Avenue, moments away from local sought after schools.





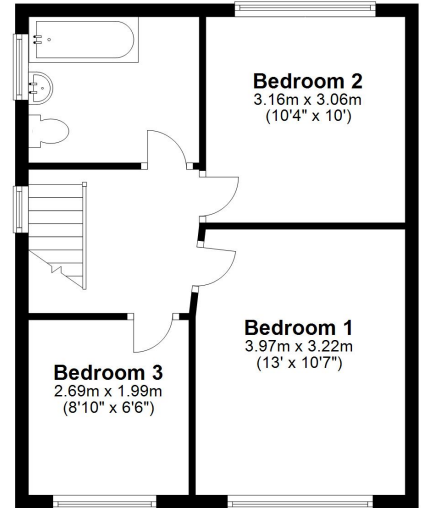
Ground Floor

Approx. 65.9 sq. metres (709.4 sq. feet)



First Floor

Approx. 41.1 sq. metres (441.9 sq. feet)



Total area: approx. 107.0 sq. metres (1151.4 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

CHAIN FREE - Orchard Property Services are delighted to market this stunningly presented and skilfully extended three bedroom semi-detached family home situated on the desirable tree lined Burnham Avenue, moments away from local sought after schools. Boasting key features including a modern fitted shaker style kitchen diner with Bi-Fold doors over looking the landscaped south facing rear garden, two reception rooms and three well proportioned bedrooms. The Property also boasts a guest house in the rear with heating, power and W.C. The home is within in a short walk from both Ickenham & West Ruislip stations. The property also offers its own drive and is close to Ickenham Village. We would recommend an internal inspection throughout.

The ground floor accommodation briefly comprises of an entrance hall leading through to a separate lounge and family room with storage cupboard. The ground floor is complete with a bright and airy shaker style kitchen diner with Bi-Fold doors with integrated blinds. The kitchen area boasts integrated dishwasher and washing machine, walk in larder cupboard, granite worktops and island with pull up multi-plug and USB socket. There is space for a Range style cooker and double fridge freezer. Karndean flooring throughout the ground floor. The first floor consists of three generous sized bedrooms, family three piece bathroom suite and access to the loft space which boasts boarding, insulation and loft ladder. Outside benefits from off street parking with pedestrian side access which leads through a well designed and maintained south facing rear garden with large decking area, lawn and a guest house which offers heating, lighting, power, T.V Ariel and W.C. There is also a storage shed.

Location

Located in one of Ickenham's most prestigious areas, Burnham Avenue is only moments away from local sought after schools including Glebe and Vyners. It is walking distance to both Ickenham & West Ruislip Tube Stations (Metropolitan, Piccadilly, Central & Chiltern lines with easy access to Central London) The A40/M40/M25 are also close by. Bus routes are scattered across the Ickenham area with easy access to Ruislip & Uxbridge. It is 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.

CHAIN FREE
SEMI-DETACHED
THREE BEDROOMS
KITCHEN DINER
WELL PRESENTED
GUEST HOUSE IN GARDEN
OFF STREET PARKING
CLOSE TO SOUGHT AFTER SCHOOLS
CLOSE TO STATIONS
SOUTH FACING GARDEN