









Burnham Avenue, Ickenham, UB10 8RT

£700,000

- Three Double Bedroom Semi Detached Home
  Extended to Rear
- Loft Conversion Master Bedroom With Ensuite
  Two Bathrooms Bathroom
- Moments from Ickenham Station
- Garage
- Walking Distance to Ickenham Village

- Nearby to Highly Regarded Schools
- Quiet Residential Location
- Beautiful Garden Backing onto Fields

## **Description**

This spacious home presents an excellent opportunity for families seeking a well presented home. The ground floor boasts an inviting reception room, a family room, a fully fitted kitchen and dining area which provides access to the rear.

On the first floor, you will find two generously sized double bedrooms, complemented by a family bathroom.

Rising to the second floor features a versatile loft room, along with a modern bathroom.

The exterior of the property features a front drive, offering convenient off street parking. To the rear enjoys a private garden, predominantly laid to lawn, providing the perfect space for dining and entertainment. Additionally, a garden room currently being used as an office completes this home.

### **Situation**

Burnham Avenue is a quiet road located in close proximity to Ickenham High Street and it's selection of shops, cafes, restaurants and coffee shops. This property is close to both West Ruislip and Ickenham tube stations offering easy access into central London via the Central and Metropolitan / Piccadilly lines. For the motorist the property is well located to the A40/M25 with it's access into London and the Home Counties. For families with children in education there are a selection of schools nearby to include Glebe Primary school and Douay Martyrs Secondary school.



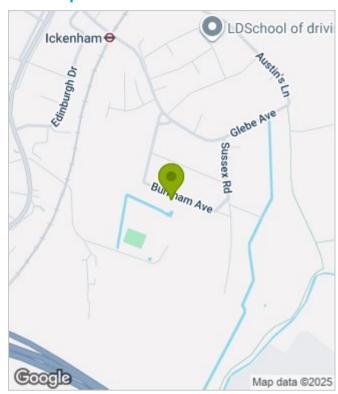




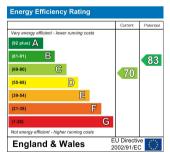
### Floor Plans

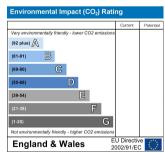
#### **Burnham Avenue, UB10** Approximate Area = 1157 sq ft / 107.5 sq m Garage = 284 sq ft / 26.4 sq m Garden Room = 130 sq ft / 12.1 sq m Total = 1571 sq ft / 146.0 sq m For identification only - Not to scale 24.00 x 6.70 78'9 x 22'0 Garden Room = Reduced headroom 3.45 x 3.40 11'4 x 11'2 below 1.5m / 5'0 (Not Shown In Actual Bedroom Location / Orientation) 4.90 max x Kitchen / Dining Room 4.80 x 3.61 Loft Family Room 4.93 x 2.87 3.05 x 2.87 10'0 x 9'5 Garage 9.17 x 2.82 Reception Room 3.53 max x 3.71 max x 2 74 min 3.12 max 11'7 x 10'3 First Floor (Not Shown In Actua Up Location / Orientation) 4.30 x 4.00 14'1 x 13'1 **Ground Floor** Floor plan produced in accordance with RICS Property Measurement Standards incorporating ALLDAY International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. MILLER Produced for Allday & Miller.

### Area Map



# **Energy Performance Graph**





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