



Copthall Road West, Ickenham

Offers In Excess Of: £830,000

Carter Jonas

114 COPTHALL ROAD WEST, ICKENHAM UXBRIDGE UB10 8HT

Entrance Hall · Sitting room · Dining room · Kitchen
Breakfast room · Five Bedrooms · Two Bathrooms
Parking · Gardens

DESCRIPTION

The property offers generous accommodation with a reception hall leading to a sitting room which is open plan into the dining room with a bay window.

The large kitchen breakfast room has space for a table/sofa and has a range of kitchen cabinets with quartz tops, integrated oven, and hob.

The first floor has three double bedrooms and two single bedrooms, a bathroom and second bathroom with a double width shower enclosure.

The property has a driveway providing off road parking, gardens, and hedgerow. The gated side access provides access to the mature rear garden with lawn, borders and shed.

LOCATION

A40 Junction – 1 mile
M40/M25 Junction 16 – 4 miles
West Ruislip tube station – 1.3 mile
Ickenham tube station – 1.1 mile

All distances are approximate.

A FIVE-BEDROOM DETACHED FAMILY HOME OCCUPYING A GENEROUS MATURE PLOT. THE PROPERTY OFFERS WELL BALANCED LIVING ACCOMMODATION WITH THREE RECEPTION ROOMS AND TWO BATHROOMS.



ADDITIONAL INFORMATION

Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

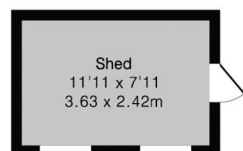
Directions: <https://w3w.co/sling.salt.rear>

EPC Rating: C
Local Authority: Hillingdon Council
Council Tax: Band G

AGENTS NOTE

The property is being sold by the Secretary of State for Transport. It was acquired in connection with the HS2 project. The property is approximately 305m from the line.





Approximate Gross Internal Area 1804 sq ft - 168 sq m

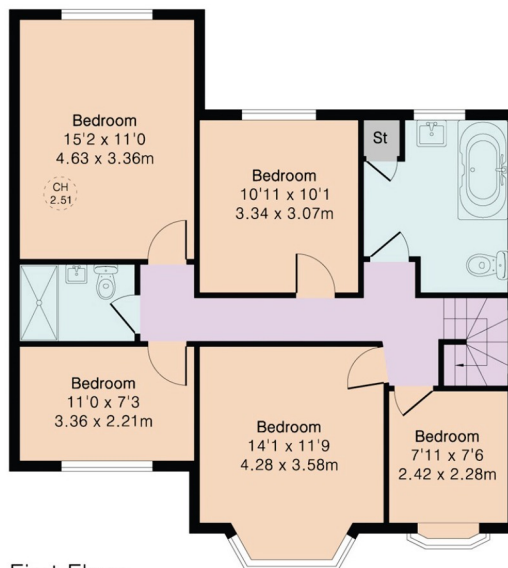
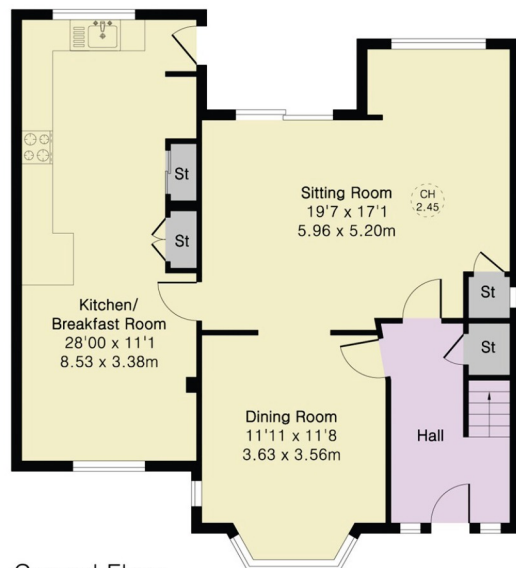
Ground Floor Area 873 sq ft – 81 sq m

First Floor Area 836 sq ft – 78 sq m

Outbuilding Area 95 sq ft – 9 sq m



Outbuilding



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Carter Jonas

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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, Scotland & Wales	70	81
EU Directive 2002/91/EC		

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Offices throughout the UK



IMPORTANT INFORMATION

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