



EST 2004
ElliotLee

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1 Derwent Avenue, Ickenham - UB10 8HJ

In Excess of £1,100,000



1 Derwent Avenue

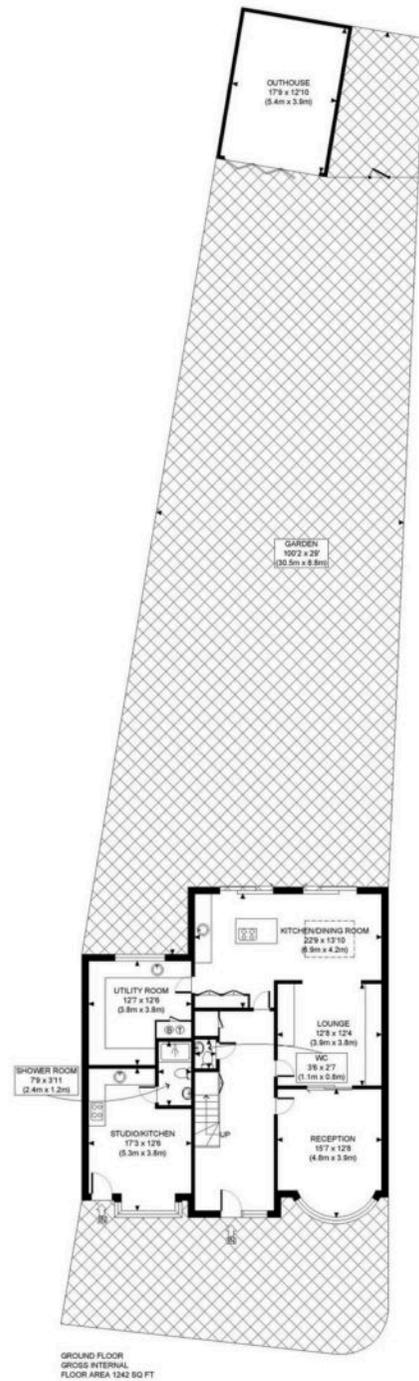
Ickenham, Uxbridge

- FIVE/SIX DOUBLE BEDROOMS
- BEAUTIFUL SEMI DETACHED HOUSE
- TWO INTERLINKING RECEPTION ROOMS
- MODERN KITCHEN WITH ISLAND
- DOWNSTAIRS TOILET
- SPACIOUS PATIO AREA WITH LANDSCAPED GARDEN
- SEPARATE SELF-CONTAINED ANNEXE
- OUTHOUSE & UTILITY ROOM
- NEAR VYNNERS HIGH SCHOOL
- CLOSE TO WEST RUISLIP AND ICKENHAM TRAIN STATIONS

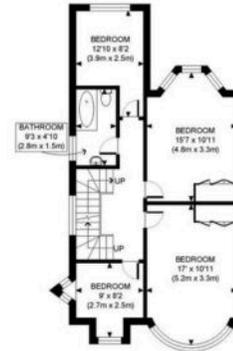
ElliotLee presents an exceptional 5/6 double bed semi-detached home on Derwent Ave, Ickenham. Modern luxury, high-spec finishes, 2 reception rooms, extended kitchen/dining, underfloor heating, 5 beds, annexe, Megaflo system, landscaped garden with outhouse. Close to Vyners HS, shops, cafes, parks, West Ruislip and Ickenham stations. Contact ElliotLee for a viewing. Council Tax band: E

Tenure: Freehold





SECOND FLOOR
GROSS INTERNAL
FLOOR AREA WITH EAVES 488 SQ FT
FLOOR AREA WITHOUT EAVES 363 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 657 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH OUTHOUSE/EAVES 2595 SQ FT/ 241 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT OUTHOUSE/EAVES 2262 SQ FT/ 210 SQM

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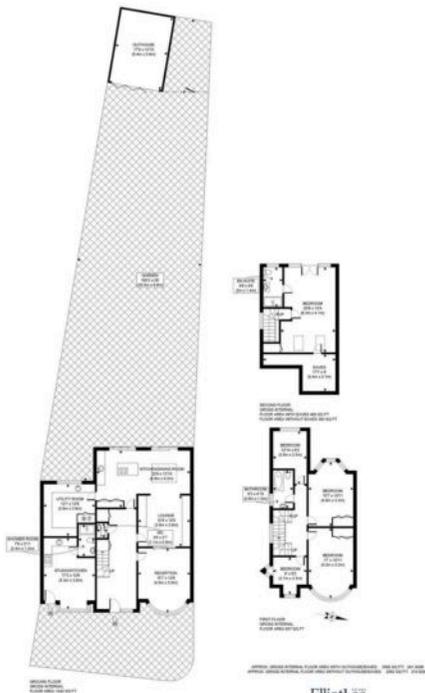
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PROPERTY PART PLANS



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