



46 St. Giles Avenue, Ickenham
Uxbridge

Guide Price **£750,000**



46 St. Giles Avenue

Ickenham, Uxbridge

Spacious four-bed, two-bath semi with three receptions, open-plan kitchen, loft suite, utility, off-street parking, large garden, outbuilding office, and flexible living spaces.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Semi detached family home with four bedrooms and two bathrooms
- Flexible ground floor layout with reception room, open plan kitchen diner, utility room, conservatory and office/playroom
- Scope for ground floor bedroom with potential use as an annexe
- Garden room as a dedicated home office
- South facing garden
- Off street parking
- Excellent location close to Ickenham Village, train station and popular outdoor spaces
- Well positioned for local schools



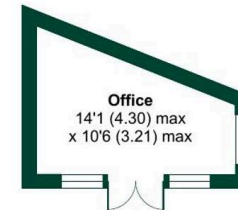
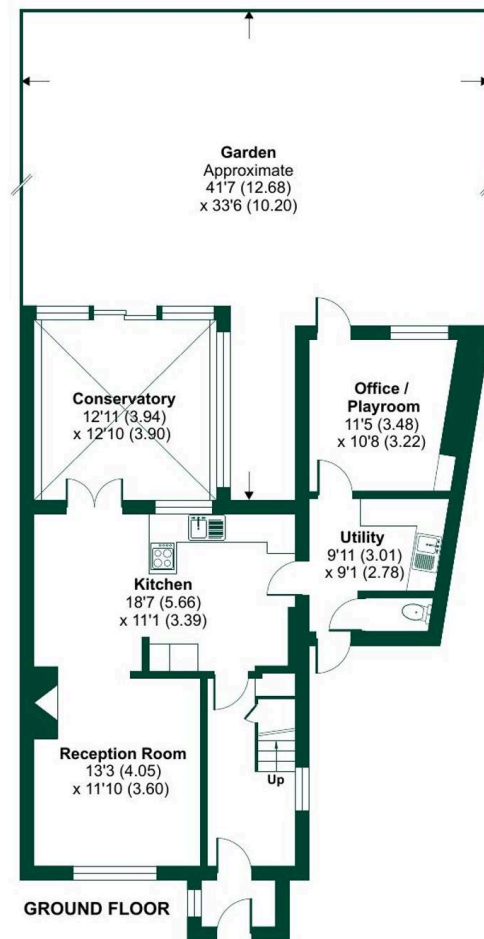
St. Giles Avenue, Ickenham, Uxbridge, UB10

Approximate Area = 1692 sq ft / 157.1 sq m

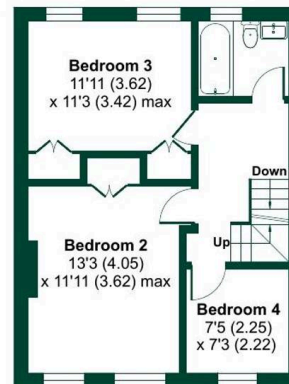
Outbuildings = 250 sq ft / 23.2 sq m

Total = 1942 sq ft / 180.3 sq m

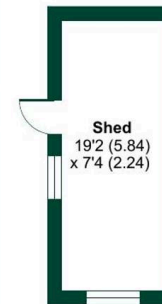
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR





Sam Robbins Estate Agents

1B, High Street, Ruislip - HA4 7AU

01895 217 217

hello@samrobbins.co.uk

<http://www.samrobbins.co.uk>

