Shorediche Close, Ickenham, UB10 8EB
£465,000

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£465,000

- Two Double Bedrooms
- Quiet Residential Area
- Close to Highly Regarded Schools
- Nearby to A40 / M40 / M25
- Ideal for Downsizer

- Walking Distance to Local Amenities
- Modern Interiors Throughout
- Private Garden with Decked Seated Area
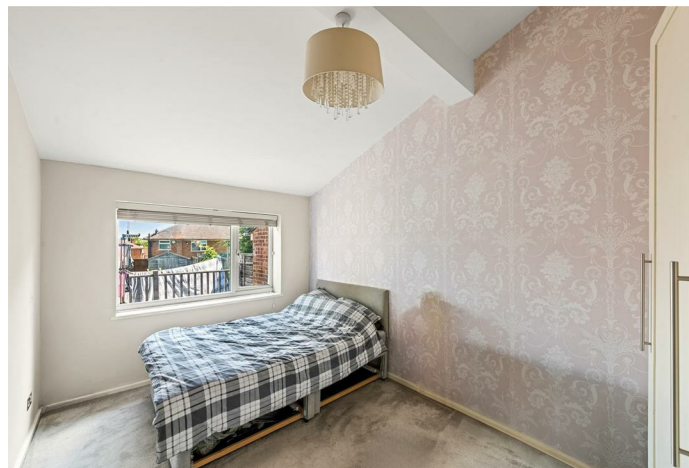- Garage
- No Upper Chain

Description

Perfect for first time buyers or downsizers looking for a property located in the prime location.
This well presented property brought to the market in good condition throughout comprises of an inviting entrance hall, modern fitted kitchen, two double bedrooms with fitted wardrobes, family bathroom suite, a bright and spacious reception/ dining room which provides access to the rear garden.
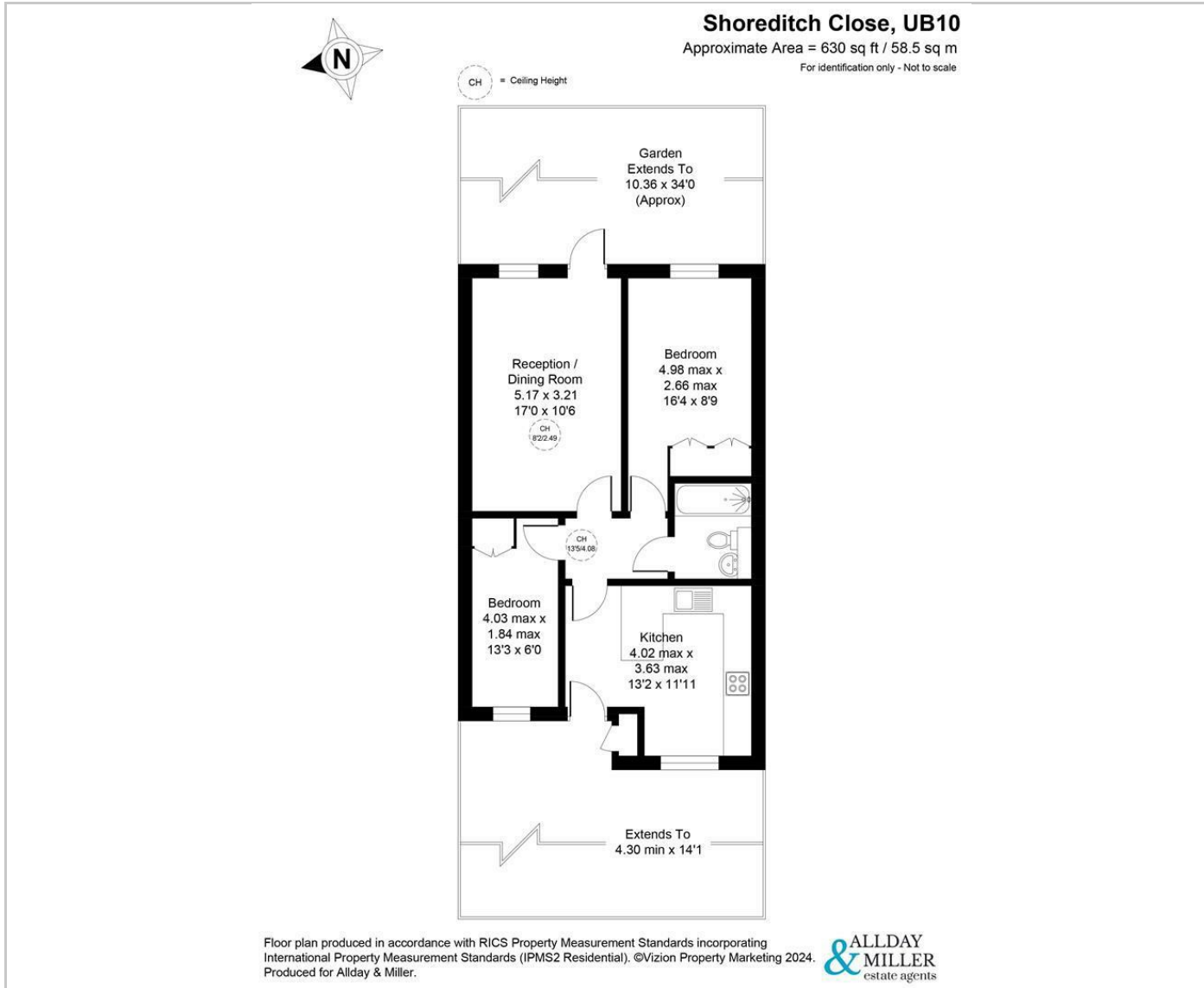
The front garden with a paved path way leading to the accommodation. To the rear enjoys a private garden with a lawn and decking area, ideal for outside dining and entertainment.
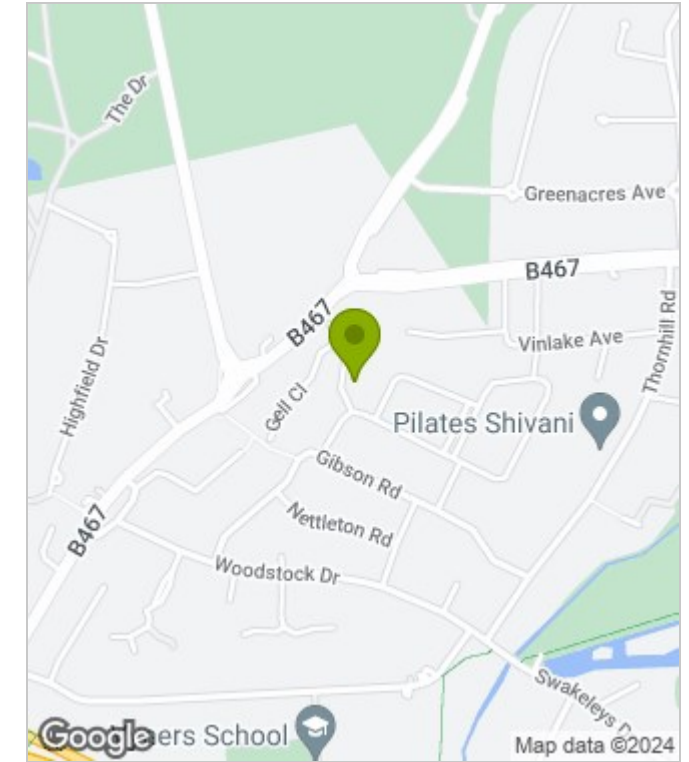
Situation

Located in a peaceful neighbourhood in close proximity to Ickenham High Street which offers a superb range of fashionable shops, cafes and restaurants. Ickenham station (Metropolitan/Piccadilly lines) is a short walk away providing reliable links into the City and West End. Alternatively, West Ruislip station is serviced by both tube (Central line) and train lines into Marylebone Station in just 25 minutes, with regular trains every 15 minutes. For the motorist the A40 is a short drive away providing access to Central London and the Home Counties.
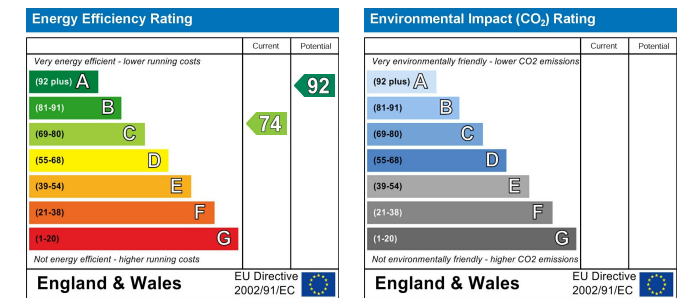
Floor Plans

Shoreditch Close, UB10
Approximate Area = 630 sq ft / 58.5 sq m

For identification only - Not to scale

CH = Ceiling Height

N

Garden
Extends To
10.36 x 34'0
(Approx)

Reception /
Dining Room
5.17 x 3.21
17'0 x 10'6
CH
8'2/2.49

Bedroom
4.98 max x
2.66 max
16'4 x 8'9

Bedroom
4.03 max x
1.84 max
13'3 x 6'0

CH
13'5/4.08

Kitchen
4.02 max x
3.63 max
13'2 x 11'11

Extends To
4.30 min x 14'1

Floor plan produced in accordance with RICS Property Measurement Standards incorporating
International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2024.
Produced for Allday & Miller.

ALLDAY & MILLER estate agents

Area Map

Google   Map data ©2024

Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D	74	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC