

Hetherington Way

Ickenham • Middlesex • UB10 8AS

Guide Price: £450,000



coopers
est 1986

Hetherington Way

Ickenham • Middlesex • UB10 8AS

A fantastic two bedroom end of terrace house, presented in excellent condition throughout it makes for a perfect first time home or an ideal investment property. Positioned to the end of a peaceful development the accommodation boasts an amazing location being central to local train stations, shops and transport links. The property offers a spacious lounge, a separate kitchen, downstairs w/c, two bedrooms with built in wardrobes, and a family bathroom suite.

End of terrace

Two bedrooms

Spacious interior

Chain free

Private garden

Fitted kitchen

Family bathroom

Popular residential cul de sac

Minutes from Ickenham high street

Easy access to A40/M40/M25

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Property

As you first enter this home, you are met by an airy entrance hall. Directly to the left, is the convenience of a downstairs w/c. To the rear of the property there is a spacious, light filled living room/ dining room with access into the private garden. The fitted kitchen is located to the front of the property, with ample worktop and storage space. On the first floor there are two double bedrooms, both with the luxury of fitted wardrobes, and a tiled family bathroom which is located just off of the landing.

Outside

This property has the benefit of a private garden a lawn and patio area, perfect for the family to enjoy in the spring and summer months.

Location

Hetherington Way is a quiet residential cul de sac in Ickenham. Located a short walk from Ickenham Village where you will find a good selection of shops, cafes, bars, restaurants and schools. West Ruislip and Ickenham Tube stations are nearby offering easy access into central London via the Central and Metropolitan / Piccadilly lines. For the motorist the A40/M25 providing access into London and the Home Counties.



Schools:

Hermitage Primary School 0.8 miles
The Breakspear School 1 mile
Vyners School 0.4 mile



Train:

Hillingdon 1.0 mile
Uxbridge 1.1 mile
Ickenham 1.2 mile



Car:

M4, A40, M25, M40



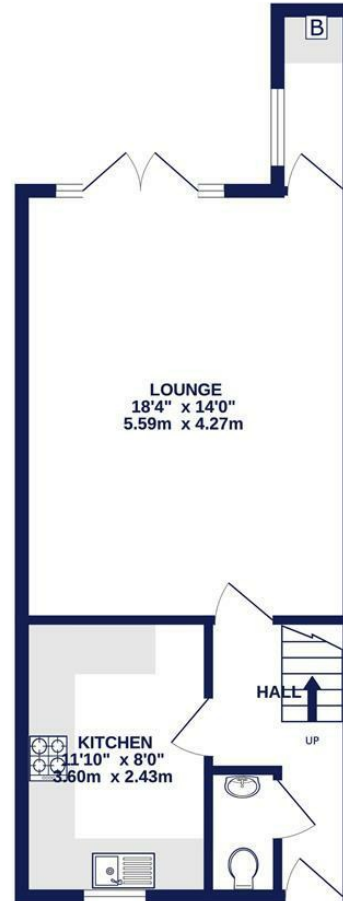
Council Tax Band:

D

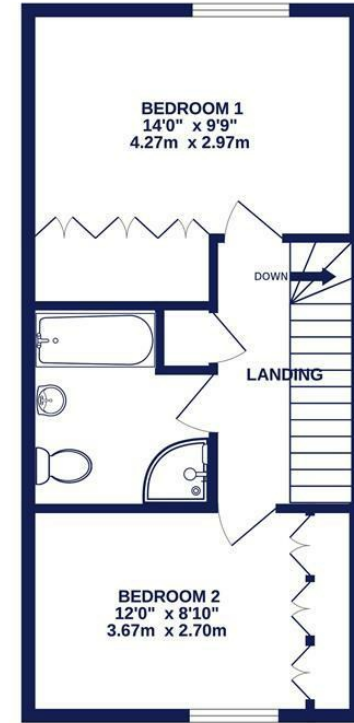
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
446 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



01895 547 011
27-29 Swakeleys Road, Ickenham,
Middlesex, UB10 8DF
ickenham@coopersresidential.co.uk

CoopersResidential.co.uk

Energy Efficiency Rating	
Current	Target
Very energy efficient - lower running costs A	
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
72	86
England & Wales	EU Directive 2002/91/EC

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.