

# Hetherington Way

Ickenham • Middlesex • UB10 8AT

Guide Price: £300,000



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A fantastic two bedroom apartment that would make an ideal first time home for the professional buyer or would make a rewarding choice with good rental returns for the investment buyer. Positioned in a peaceful development the accommodation boasts a fantastic location being central to local train stations, shops and transport links. Accessed via a well maintained communal entrance, the property offers a spacious lounge, a fitted kitchen, double bedroom with built in wardrobes, a second bedroom with a fitted cupboard and a family bathroom suite.

Two bedrooms

First floor

Fitted kitchen

Spacious interior throughout

Modern bathroom

Excellent location for commuters

Near to Ickenham high street

Resident parking

Near to train lines

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 enter this apartment, you are first met by an airy entrance hall. To the left of the hallway, there is a large double bedroom, with a fitted wardrobe. To the right of the property there is a light filled, open plan living room and kitchen with integrated appliances and ample worktop space. The second bedroom is accessed via the living room. The family bathroom is also located to the centre of the property.

### Outside

There is well maintained communal grounds and resident parking.

### Location

Hetherington Way is a quiet residential cul de sac in Ickenham. Located a short walk from Ickenham High Street and it's selection of shops, cafes, restaurants and schools (Vyners and Breakspear Juniors). 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 Station 1.0 mile  
Uxbridge Station 1.1 mile  
Ickenham Station 1.2 mile



### Car:

M4, A40, M25, M40



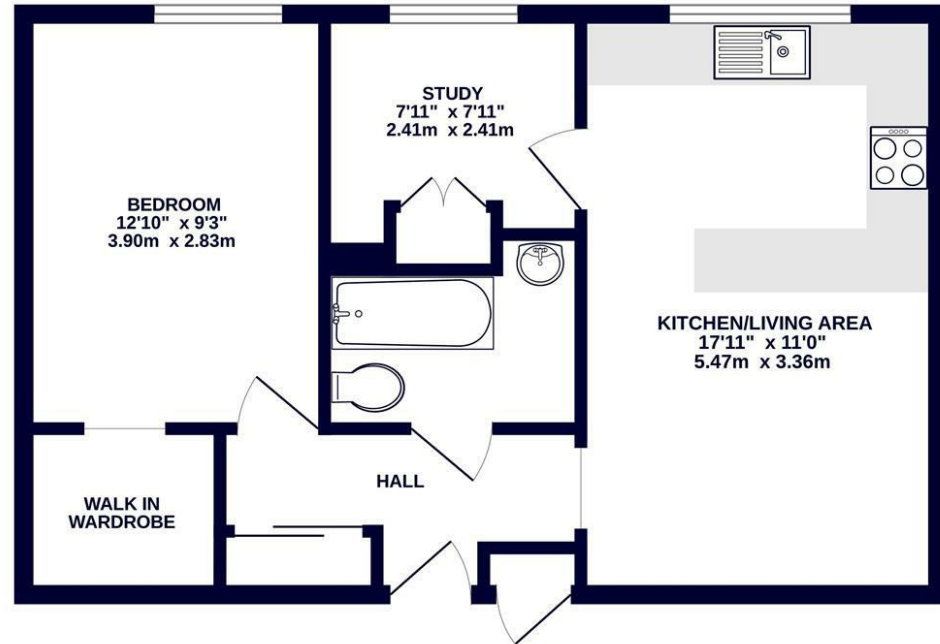
### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



## GROUND FLOOR 504 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 504 sq.ft. (46.9 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.  
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Energy Efficiency Rating	Current	Target
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales	66	69

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.