

The Greenway

Ickenham • Middlesex • UB10 8LA

Guide Price: £250,000



coopers
est 1986

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This one bedroom first floor maisonette offers great space and is set in a very popular location in Ickenham with its quiet surroundings and distance to the Piccadilly/Metropolitan and central train lines. There is also easy access to the A40, M25 and M40 road links and Uxbridge Town Centre is close by with its variety of shops, bars, restaurants. **NEW LEASE ON COMPLETION**

First floor

One bedroom

NEW LEASE ON COMPLETION

Fitted kitchen

Off street parking

No chain

Spacious

Near to Ickenham high street

Easy access to A40/M40/M25

Walking distance to West Ruislip Station

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 well presented apartment, you are welcomed by an entrance hall with stairs leading for the first floor. Directly to the right, is the tiled family bathroom. This then leads into the light filled living/dining room. The fitted kitchen is accessed via the living room, which offers ample worktop and storage space. The spacious, double bedroom is located to the rear of the property.

Outside

There is well maintained communal grounds and resident parking.

Location

The Greenway is a quiet road in a great location in Ickenham with transport links and shops a short walk away. West Ruislip train station is approximately a 5 minute walk away and this is serviced by the Central Line and Chiltern Line, servicing London and the home counties. Ickenham station is approximately a 15 minute walk away and you have access there to the Metropolitan Line and Piccadilly Line. Local shops and restaurants are close by as well. The A40 and M25 are a short driving distance providing excellent access into London and the surrounding area.





Schools:

The Breakspeare School 1.0 miles
Vyners Secondary School 1.6 miles
The Douay Martyrs Catholic School 0.9 miles



Train:

West Ruislip Station 0.9 miles
Ickenham Station 0.7 miles
Ruislip Station 0.9 miles



Car:

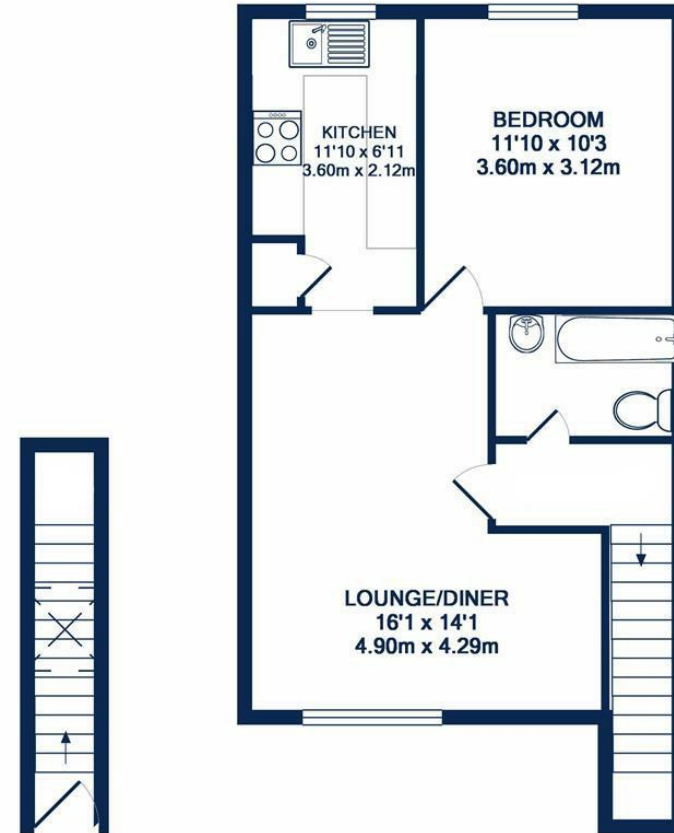
M4, A40, M25, M40



Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
APPROX. FLOOR
AREA 44 SQ.FT.
(4.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 492 SQ.FT.
(45.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 536 SQ.FT. (49.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		80
C	D		
E	F	60	
G			
Not energy efficient - higher running costs			
England & Wales			

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.