

Cranston Close

Ickenham • Middlesex • UB10 8TH

Guide Price: £550,000



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est 1986

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Set on a peaceful road in a fantastic location in Ickenham is this three/four bedroom terraced home. This home is in immaculate condition throughout making it ideal for families or first time buyers to move straight in to and enjoy. The property is also ideally located for local train stations, shops and transport links.

Mid-terrace

Three/four bedrooms

Immaculate condition throughout

Off street parking for two cars

Electric car charging point

Bi-fold doors opening up to the garden

Downstairs shower room

Cul-de-cac location

Walking distance to tube lines

Easy access to A40/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

This property is presented in excellent condition throughout and offers a great open plan living space for the family to enjoy. On the ground floor you have an entrance hallway, immediately to the left is the fourth bedroom which is currently being utilised as an office/study. Moving on from the hallway you enter the impressive open plan kitchen and living area. The modern fitted kitchen and has the benefit of ample worktop space and integrated appliances. The living and dining area is a great space and is flooded with natural light coming in from the b-folding doors which can be fully opened to access the garden. The whole of downstairs also has underfloor heating. On the first floor there are two double bedrooms, a third single bedroom, and a family bathroom. This is an ideal family home with nothing left to do but move in, relax and enjoy.

Outside

The front of the property offers off street parking for two vehicles and an electric car charging point. The rear of the property benefits from a beautiful private garden which can be accessed via bi-fold doors. There is a patio area closest to the house perfect for outdoor entertainment. At the end of the garden is a storage shed. Also at the rear of the garden there is a gate and access to the road.

Location

Cranston Close is a popular great location being walking distance to both West Ruislip and Ickenham tube stations, on the Central/BR and Metropolitan/Piccadilly lines with easy access into Central London, as well as the Chiltern Railway which runs from West Ruislip to Marylebone. There is a selection of shops, restaurants and pubs on the nearby High Street. The property is within the catchment for a number of highly regarded schools including Vyners and Breakspear Juniors.



Schools:

Glebe Primary School 1.1 miles
The Douay Martyrs Secondary School 1.0 mile
The Breakspear School 1.1 miles



Train:

West Ruislip Station 0.4 miles
Ickenham Station 0.7 miles
Ruislip Station 1.2 miles



Car:

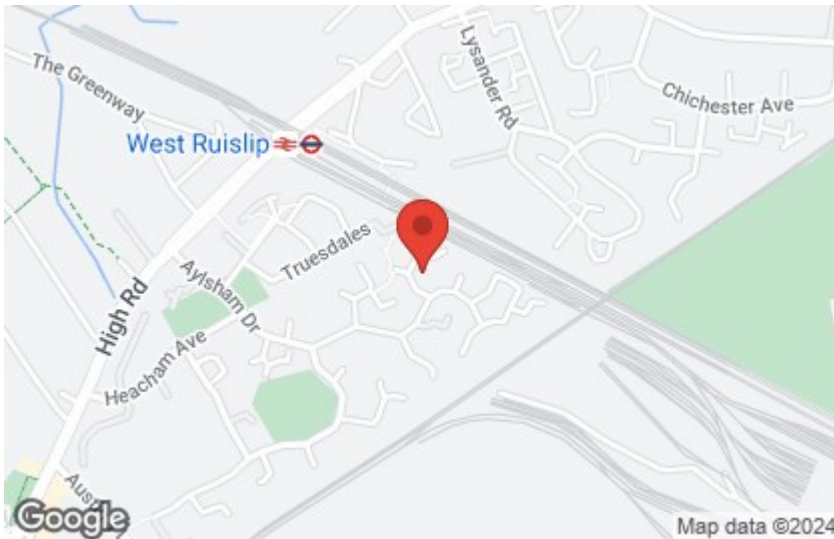
M4, A40, M25, M40



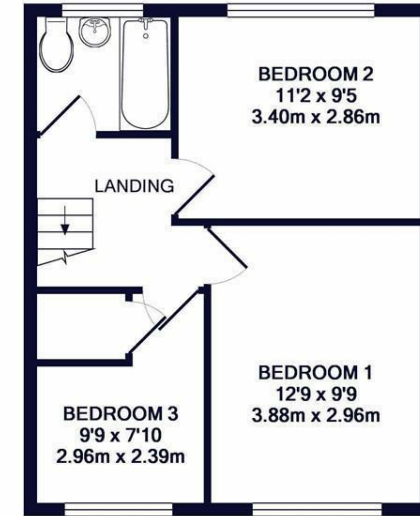
Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
APPROX. FLOOR
AREA 485 SQ.FT.
(45.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 388 SQ.FT.
(36.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 873 SQ.FT. (81.1 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		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Below average energy efficiency - higher running costs	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - higher running costs	F		
Energy inefficient - higher running costs	G		
Not energy efficient - higher running costs			
England & Wales		EG	EG
		2022/01/01	

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.