

Shorediche Close

Ickenham • Middlesex • UB10 8EB

Guide Price: £435,000



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est 1986

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Set on a peaceful road in a fantastic location in Ickenham is this well presented two bedroom terraced home in immaculate condition. Shorediche Close is ideally situated for growing families or a downsizer being within walking distance to highly regarded schools and local amenities and fantastic transport links for an easy commute into Central London. It offers a spotless interior and an easy to maintain south facing garden.

Two bedrooms

Spacious living areas

Private garden

Off street parking

Quiet cul-de-sac

Conservatory

Fitted kitchen

Open plan dining room

Close to sought after schools

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 home, you are welcomed into the spacious living room. This then flows into the open plan kitchen/dining room. The fitted kitchen offers ample worktop and storage space. To the rear is a light filled conservatory with views into the garden. On the first floor there are two double bedrooms, one with the luxury of fitted wardrobes, and finally there is a tiled family bathroom.

Outside

This property boasts off-street parking, featuring a paved driveway. Nestled at the rear is a secluded, low maintenance garden. There is a storage shed to the rear.

Location

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.



Schools:

Vyners School 0.4 miles
The Breakspear School 0.5 miles
Douay Martyrs Catholic School 0.7 miles



Train:

Ickenham Station 1.5 miles
Hillingdon Station 1.1 miles
West Ruislip Station 1.6 miles



Car:

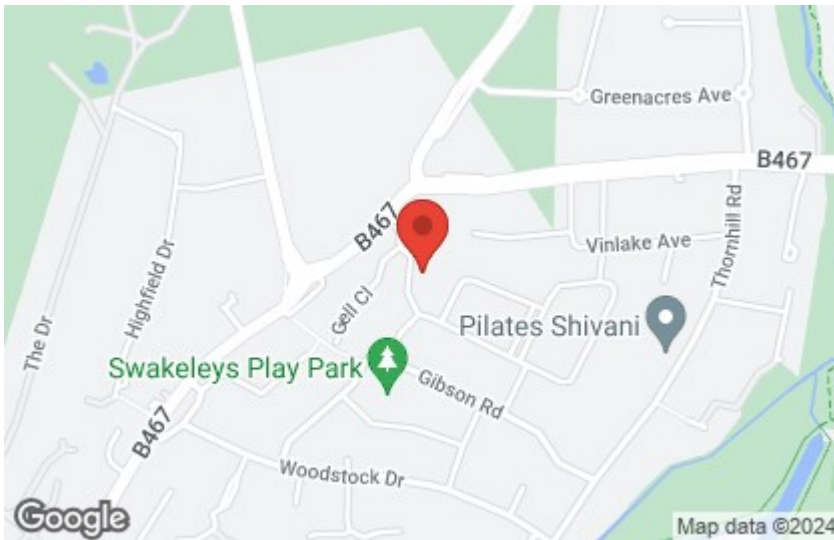
M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



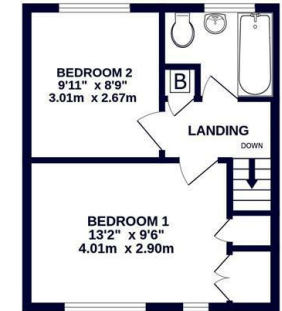
OUTBUILDING
132 sq ft (12.2 sq m) approx.



GROUND FLOOR
437 sq ft (40.6 sq m) approx.



1ST FLOOR
312 sq ft (29.0 sq m) approx.



TOTAL FLOOR AREA : 880 sq.ft. (81.8 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	
Band	Score
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	13-38
G	1-12

Not energy efficient - Higher savings costs
England & Wales
EPC 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.