

# Gell Close

Ickenham • Middlesex • UB10 8EA

Guide Price: £450,000



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This two bedroom, one bathroom terrace home is located on Gell Close, a fantastic tucked away gem in Ickenham. It is a great opportunity for a first time buyer or for an investor. Gell Close is in close proximity to Ickenham High Street and it's selection of shops, cafes, restaurants and schools.

West Ruislip and Ickenham tube stations are nearby and conveniently located to the A40/M25 with it's access into London and the Home Counties.

Mid terrace

Two double bedrooms

Allocated parking space

Peaceful location

Great for first time buyers

Close proximity to sought after schools

Tube lines accessible

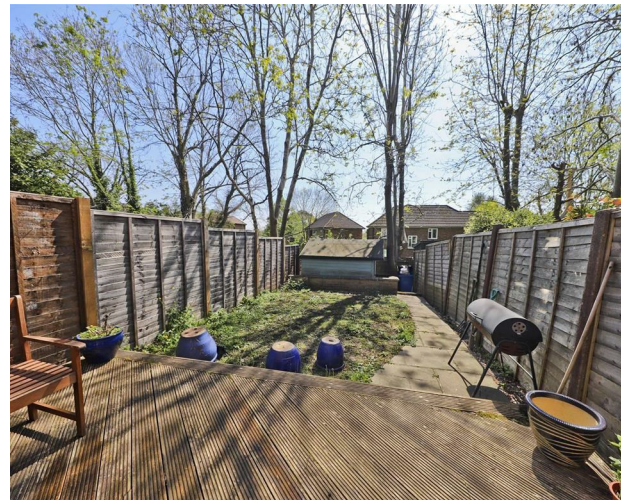
Ready to move into

Private garden

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

This two bedroom property is a fantastic starting home or for someone looking for their first freehold property in a peaceful cul de sac. As you enter the property you are welcomed by an abundance of light coming in from both the living room and kitchen area. The kitchen on your right hand side is well presented with a great amount of storage and worktop space. As you walk through to the rear of the property you are welcomed by a family area with your dining and living space. As you go upstairs you are met with a good size family bathroom directly in front of you. To the right of the landing are both bedrooms, the sizable master bedroom allows for a good amount of storage and living space in the room. The second bedroom is again a double bedroom with fantastic usable space.

### Outside

To the front of the property you have got an allocated parking space and parking on the road is also ample along the street for visitors to the property. As you walk to the property you are welcomed by a green space to the front of the property with a pathway to the front entrance. You also have a separate private storage unit on the left side of the front attached to the property. As you enter the rear garden you have a sizable decking area to enjoy in the summer months. You then step down onto the large lawn area which is a great space. Finally you enter the rear section of the garden currently used for outdoor storage.

### Location

Gell Close is a quiet residential cul de sac in Ickenham. Located in close proximity to Ickenham High Street and it's selection of shops, cafes, restaurants and schools. West Ruislip and Ickenham tube stations are nearby offering easy access into central London via the Central and Metropolitan / Piccadilly lines. This property is conveniently located to the A40/M25/M4 with it's access into London and the Home Counties. There are a number of highly regarded schools in the area including Vyners and Breakspear Juniors.



### Schools:

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



### Train:

Ickenham Station 1.0 miles  
Hillingdon Station 1.1 miles  
West Ruislip Station 1.2 miles



### Car:

M4, A40, M25, M40



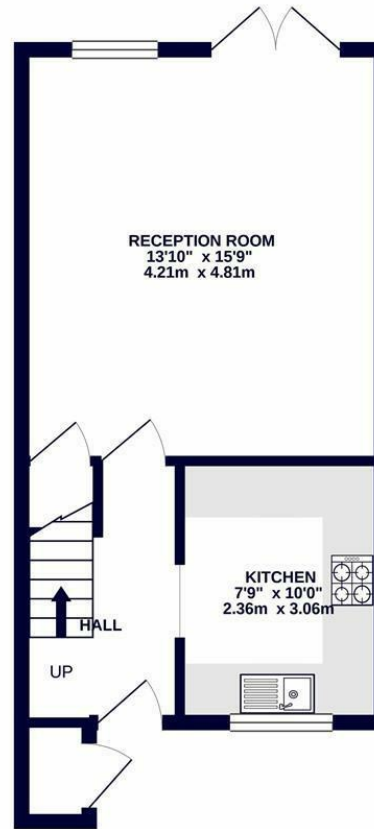
### Council Tax Band:

C

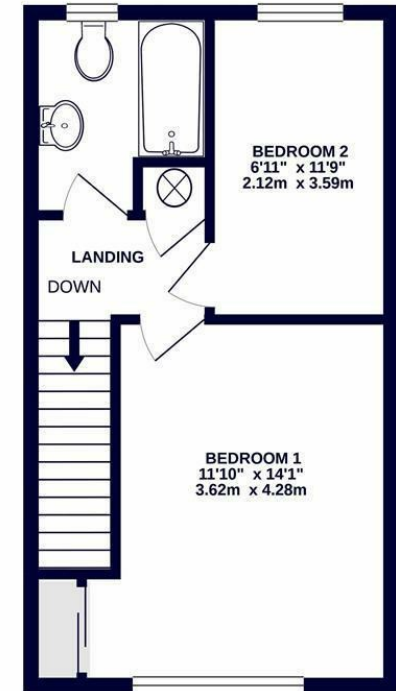
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
367 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR  
357 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 723 sq.ft. (67.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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		
Least energy efficient - higher running costs	G		
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.