

Pepys Close

Ickenham • Middlesex • UB10 8NX

Guide Price: £395,000



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This two bedroom, two bathroom spacious apartment is set in one of Ickenham's most sought after locations. Pepys Close being a quite residential road which is close by to Ickenham high street which offers a variety of different shops and cafes. It is within walking distance to Ickenham station which offers the Metropolitan / Piccadilly Train lines and West Ruislip station which offers the central line. There's is also easy access to the A40, M25 and M40.

Two Bedrooms

Two bathrooms

Built in storage

Chain free

Communal Gardens

Spacious apartment

Close to amenities

Walking distance to tube lines

Quiet location

Easy access to M40/M25/A40

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

A small family, a first-time buyer, or even an investor would love this two-bedroom apartment. The property includes two bedrooms, each of which has the added luxury of built-in wardrobes, and is situated in a quiet residential neighborhood. Additionally, the master bedroom includes an en-suite bathroom. The large living room makes a wonderful location for entertaining visitors. The bright and airy kitchen offers ample storage space and plenty of worktop space. Concluding this apartment is the well-sized family bathroom.

Outside

Parking is available outside the property with an allocated space. The outside of the development offers a vast array of communal gardens for you to use and enjoy.

Location

This apartment is close to the centre of Ickenham Village, which has a wide variety of shops, cafes, and restaurants. Additionally nearby is Swakeleys Park. A short distance away, Ickenham Station (Metropolitan/Piccadilly lines) offers reliable access to the City and West End. The A40 is close by and provides access to Central London and the Home Counties for motorists.



Schools:

Glebe Primary School 0.5 miles
The Breakspear School 0.8 miles
Vyners School 0.6 miles



Train:

Hillingdon 0.3 miles
Ickenham 0.4 miles
West Ruislip 0.9 miles



Car:

M4, A40, M25, M40



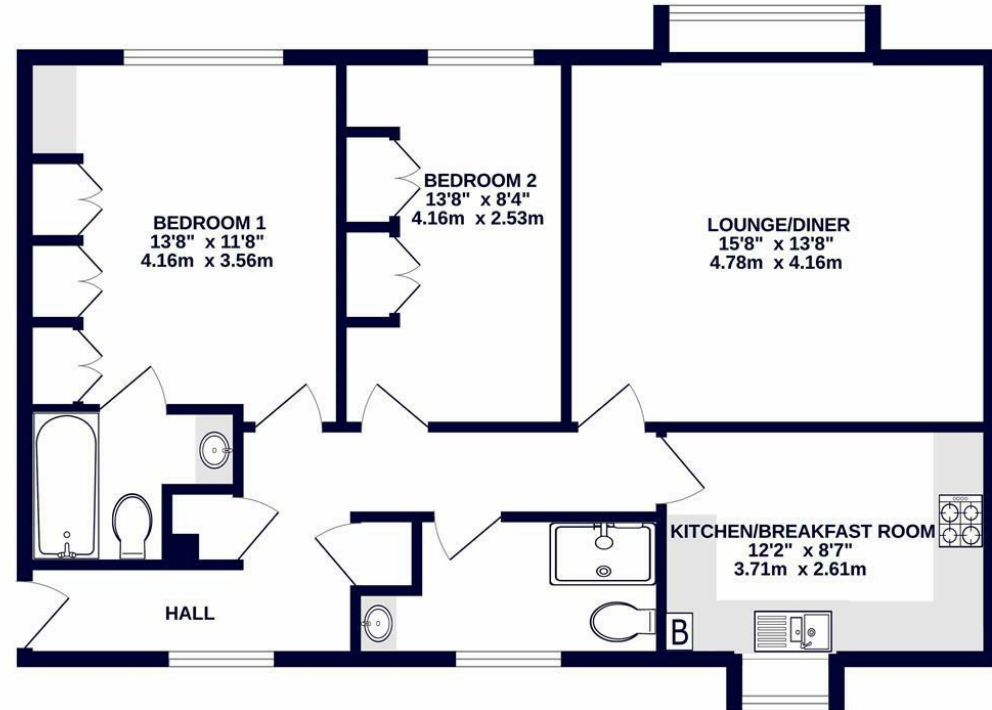
Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR 810 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA : 810 sq.ft. (75.3 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		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Least energy efficient - higher running costs	F		
Very least energy efficient - highest 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.