

Cranston Close

Ickenham • Middlesex • UB10 8TH

Guide Price: £530,000



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This attractive and generously proportioned three bedroom mid terraced home offers the perfect opportunity to move straight in making it an ideal home for the growing family. The property also benefits an integral garage, off street parking, and a well maintained rear garden. This property is located on the ever popular Brackenbury Village development in Ickenham, offering access to local shops, bus/road links and West Ruislip Central Line and British Rail Train Station. An ideal home for the growing family.

Mid Terrace

Three bedrooms

Off street parking

Integral garage

Fitted kitchen

Well maintained garden

Cul-de-sac location

Ideal family home

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

As you enter the property there is a hallway that leads into the large living/dining room. The dining area is located to the front and the sitting area to the rear. To the right is the fitted kitchen offering ample worktop space and a selection of lower and eye level units. From the kitchen you have access to the garden. To the left of the hall there is a useful utility room which then leads to the integral garage that offers fantastic storage space. To the first floor there are two double bedrooms, a single third bedroom, and a family bathroom.

Outside

To the front of the property there is a block paved driveway providing off street parking for two cars. To the rear there is a beautiful secluded garden with a patio area, a well manicured lawn, and a shed to the rear. The garden can also be accessed from the back of the property via an alleyway.

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:

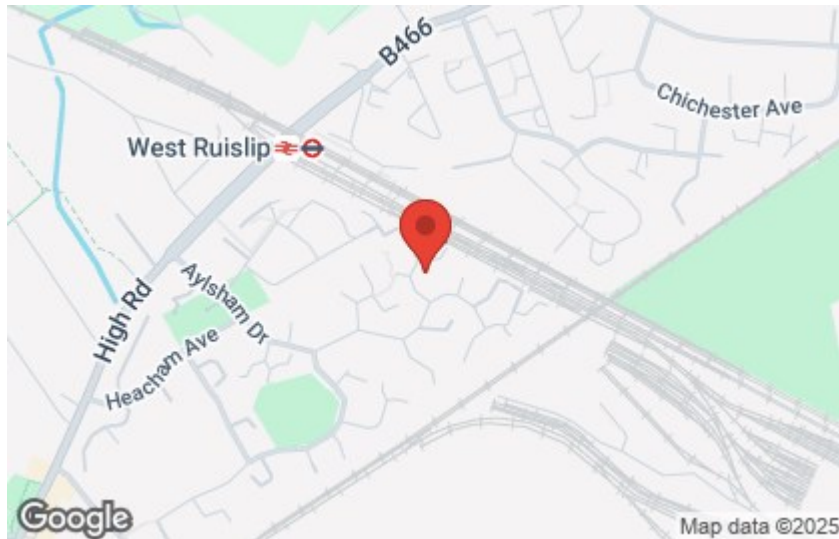
M4, A40, M25, M40



Council Tax Band:

E

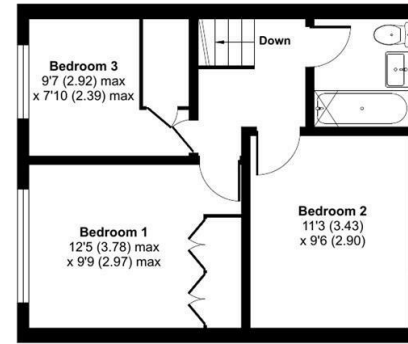
(Distances are straight line measurements from centre of postcode)



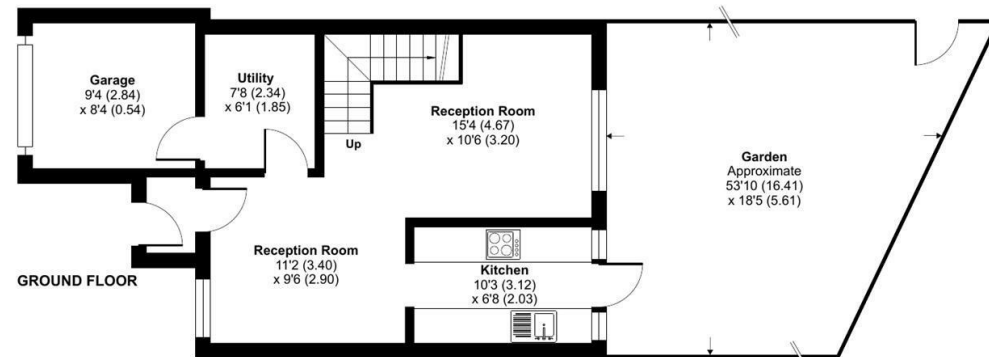
Cranston Close, Ickenham, Uxbridge, UB10

Approximate Area = 790 sq ft / 73.3 sq m
Garage = 78 sq ft / 7.2 sq m
Total = 868 sq ft / 80.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Coopers. REF: 1177395

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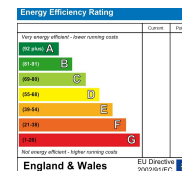
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