

# Farm Close

Ickenham • Middlesex • UB10 8JB

Guide Price: £570,000



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This deceptively spacious chalet-style home is offered to the market with fantastic potential either for downsizing or to make a great family home of this tucked away Ickenham gem. This two bedroom property is set in a quiet cul-de-sac close to local schools, Ickenham Underground Station and the A40/M40 and M25.

End terrace unique property

Two bedrooms

Quiet cul-de-sac location

Large secluded garden

Garage in a block

Chain free

Resident parking

Walking distance to tube lines

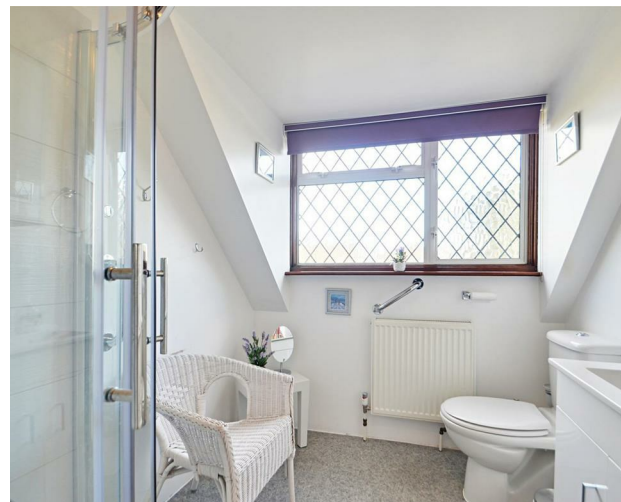
Close proximity to well regarded schools

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 step into the home, you're greeted by a bright and airy entrance hall. To the left, a generous living room seamlessly transitions into the dining area, creating an ideal space for entertaining. At the rear of the property, you'll find a well-appointed kitchen with ample countertop space and a charming breakfast nook, where sliding patio doors open to reveal scenic views of the garden. The ground floor also benefits from a w/c. Upstairs, there are two spacious double bedrooms, both featuring built-in cupboards for added convenience, along with a well-maintained family bathroom.

### Outside

To the front of the property is a well maintained front garden with mature planting and flower areas. To the rear, a fantastic, secluded garden awaits, with a wide, expansive lawn perfect for family activities. A spacious patio area provides an ideal setting for summer entertaining. Additionally, resident parking is conveniently available, and the property has its own private garage that is conveniently attached to the garden with direct access.

### Location

Farm Close is a peaceful tucked away cul-de-sac in Ickenham with only a handful of unique style properties, this property offers a great opportunity for a family to make the property their own. Farm Close is a great location in Ickenham being close to the village and its selection of shops, cafes, restaurants and schools. West Ruislip and Ickenham tube stations are nearby offering easy access into Central London via the Central, Metropolitan and Piccadilly Lines in addition main line rail into Marylebone Station. For the motorist the A40/M25 provides access to London and the Home Counties. A number of highly regarded schools are within close proximity, along with a number of leisure facilities including Hillingdon Leisure Centre and Wayfarers Tennis Club.



### Schools:

Breakspear Primary 0.1 miles  
 Douay Martyrs Catholic Secondary 0.9 miles  
 Vyners Secondary 1 mile



### Train:

Ickenham 1 mile  
 West Ruislip 1.2 miles  
 Hillingdon 1.6 miles



### Car:

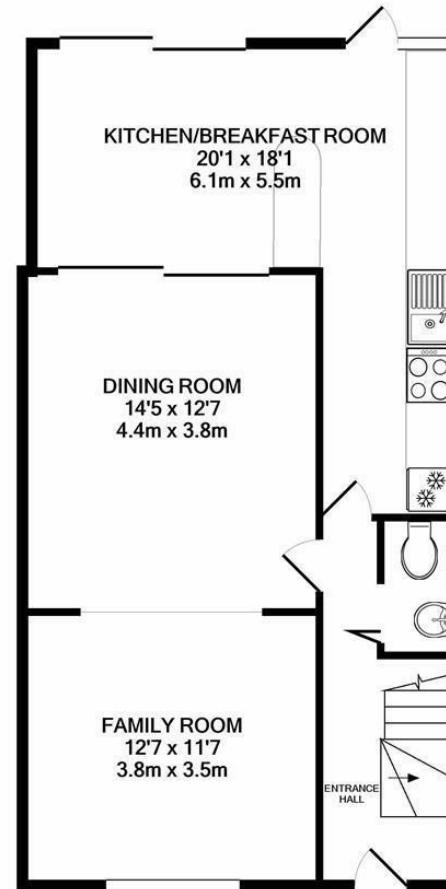
M4, A40, M25, M40



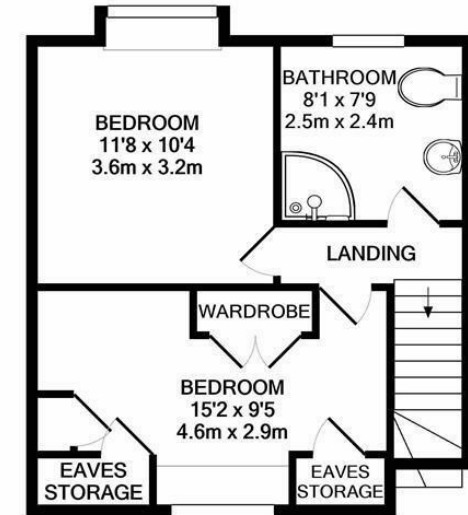
### Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
 APPROX. FLOOR  
 AREA 654 SQ.FT.  
 (60.7 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 367 SQ.FT.  
 (34.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1020 SQ.FT. (94.8 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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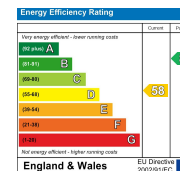
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