

# Cranston Close

Ickenham • Middlesex • UB10 8TH

Fixed Asking Price: £260,000



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est 1986

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A superb one bedroom ground floor apartment 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. The property is a perfect opportunity for a first time buyer to move straight in without any hassle. Outside the property benefits from an allocated garage, and a private car park.

One bedroom

Ground floor

No chain

Long lease

Allocated garage

Residents parking

Perfect for a first time buyer

Quiet location

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 this apartment, you are first met by an entrance hall. Directly to the left is large, bright living room, and to the right is access to the double bedroom. Directly in front of you in the hallway is the bathroom. Off of the living room is the fitted kitchen that offers ample worktop and storage space.

### **Outside**

The property comes with an allocated garage in a block, as well as private residents parking. There are well maintained communal grounds surrounding the block.

### **Location**

Cranston Close is a popular residential cul de sac located within 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 are a selection of shops, restaurants and pubs in Ickenham village which is nearby.



### Schools:

Glebe Primary School 0.67 miles  
The Douay Martyrs Secondary School 0.70 miles  
Bishop Winnington-Ingram Church of England Primary School 0.75 miles



### Train:

West Ruislip Station 0.1 miles  
Ickenham Station 0.5 miles  
Ruislip Station 0.7 miles



### Car:

M4, A40, M25, M40



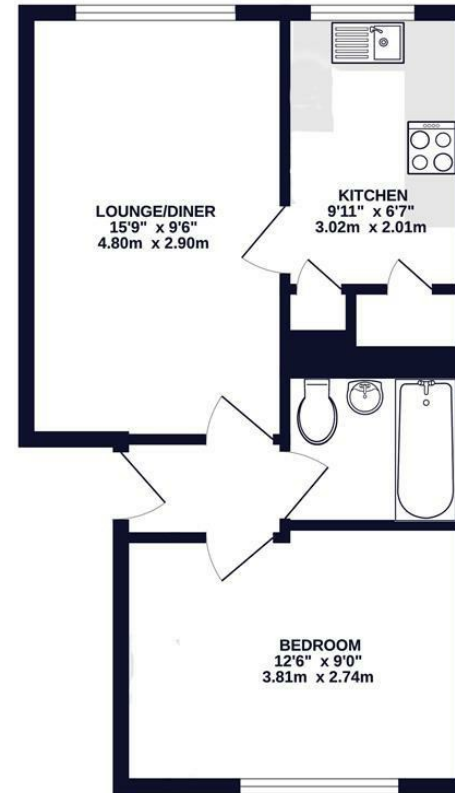
### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



Ground Floor  
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 426 sq.ft. (39.6 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		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales	03/09/2022	01/10/2022

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.