

Tayfield Close

Ickenham • Middlesex • UB10 8XA

Fixed Asking Price: £325,000



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This one bedroom apartment has a combination of a generous floor plan, style, quality and location. This property is located close to Ickenham village which offers a superb range of fashionable shops, cafes and restaurants whilst the pleasant open space of Thorpland Avenue public field just a short stroll away. West Ruislip Station (Central Line) and Ickenham Station (Metropolitan/Piccadilly lines) are within close distance providing reliable links into the City and West End.

NO CHAIN

One bedroom apartment

First floor

Perfect for first time buyers or investors

Fantastic location

Modern interior

Quiet residential road

Near to sought after schools

Near by to local amenities

Close to train lines

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

Situated on the first floor, this one bedroom executive apartment offers excellent space throughout and is set in a fantastic location. Boasting generous living spaces and well maintained interiors all set in a light filled design. Benefiting from being located within moments of Ickenham High Street, the property is ready to move straight into with no chain. Comprising spacious entrance hallway, spacious lounge/diner, fitted kitchen, a generously sized double bedroom, and family bathroom.

Outside

There are well kept communal gardens surrounding the property, and an allocated parking space.

Location

This property is located close to Ickenham village which offers a superb range of fashionable shops, cafes and restaurants whilst the pleasant open space of Thorpland Avenue public field just a short stroll away. Ickenham Station (Metropolitan/Piccadilly lines) is within close distance providing reliable links into the City and West End. Closer still is West Ruislip Station which is serviced by both tube (Central line) and train lines into Marylebone Station in just 25 minutes, with regular trains every 15 minutes. For the motorist the A40 is a short drive away providing access to Central London and the Home Counties. For families, there are a number of highly regarded schools including Douay Martyrs, Breakspear Infant and Juniors and Vyners Senior School, along with a number of leisure facilities including Uxbridge Golf Club, Ruislip bowls club and Riverside Health Club.





Schools:

Glebe Primary School 0.6 miles
The Breakspear School 0.7 miles
Douay Martyrs School 0.9 miles



Train:

West Ruislip Station 0.4 miles
Ickenham Station 0.7 miles
Ruislip Station 1.2 miles



Car:

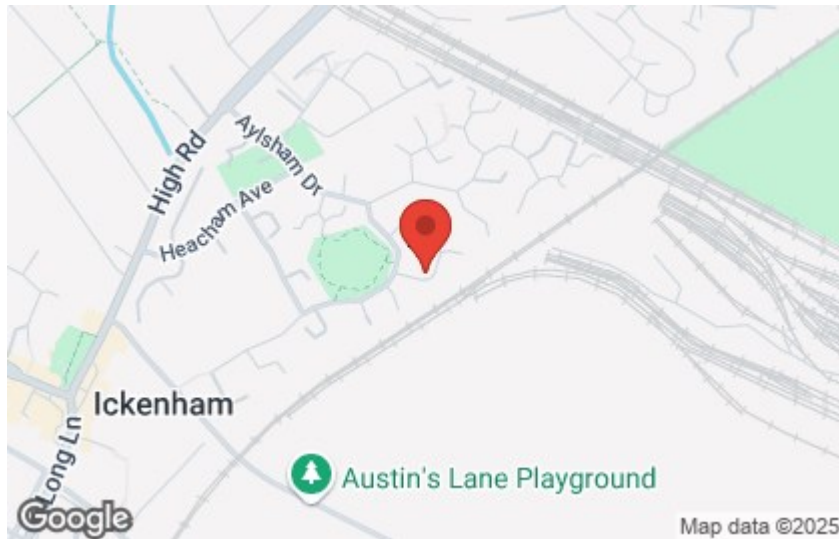
M4, A40, M25, M40



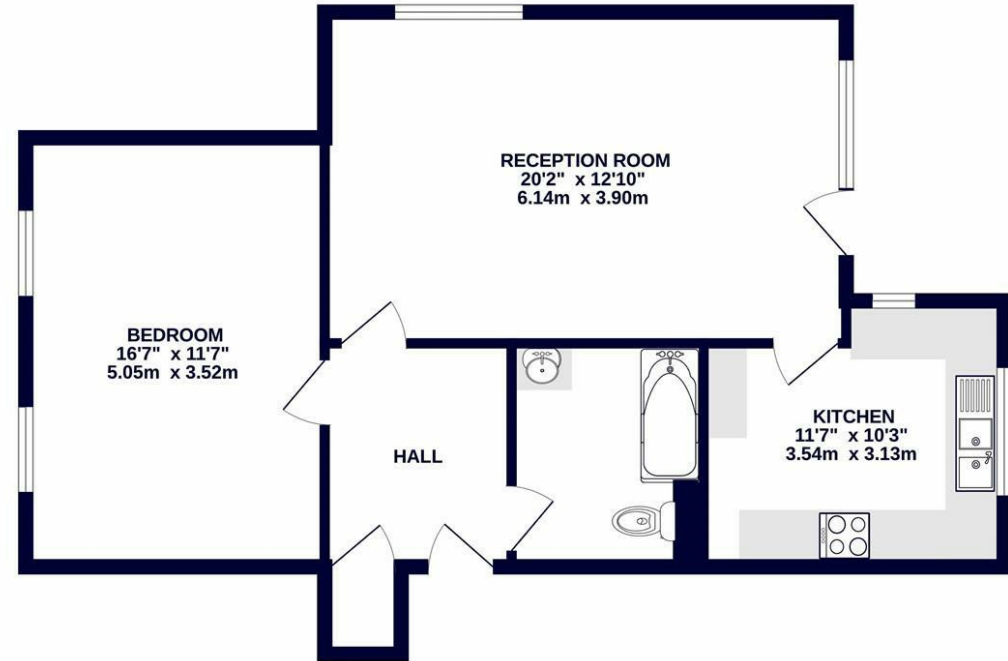
Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR 692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA : 692 sq.ft. (64.3 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 is given to their operability or efficiency can be given.

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Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Target
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		
EPC 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.