

# Haslam Close

Ickenham • Middlesex • UB10 8TJ

Guide Price: £315,000



coopers  
est 1986

# Haslam Close

Ickenham • Middlesex • UB10 8TJ

A two bedroom first 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 presented immaculately and briefly comprises of an entrance hallway, a spacious lounge/diner, a separate kitchen, a double bedroom, a single second bedroom and a family bathroom.

First floor flat

Two bedrooms

Separate kitchen

Living/dining room

Perfect for a first time buyer

Well presented throughout

Residents parking

Walking distance to tube lines

Quiet location

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

A two bedroom first floor apartment that would make an ideal first time home or a rewarding choice with good rental returns for the investment buyer. Positioned to the end of a peaceful development the accommodation boasts a fantastic location being central to local train stations, shops and transport links. Accessed via a well maintained communal entrance, the property is presented in excellent condition making it ideal for a first time buyer to move straight in and enjoy. The property offers a spacious lounge with dining area, a separate kitchen, two bedrooms and a bathroom.

### Outside

There are well maintained communal grounds and first come first serve permitted residents parking.

### Location

Aylsham Drive 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:

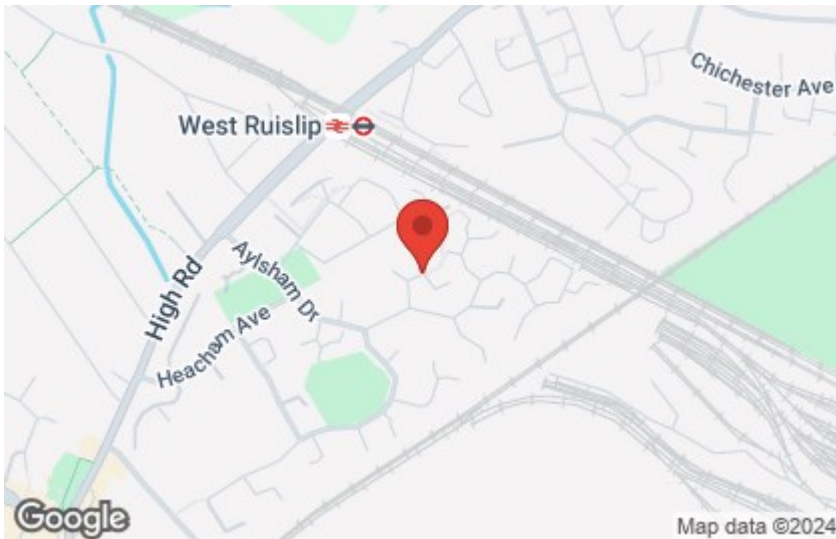
M4, A40, M25, M40



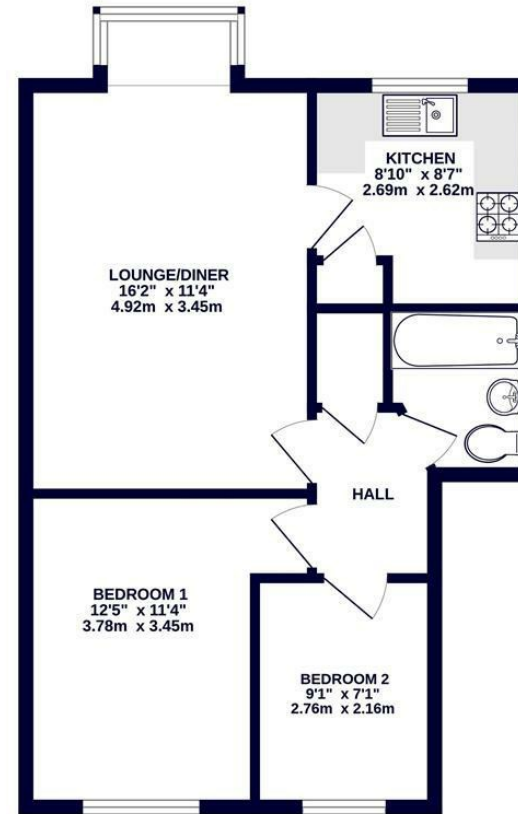
### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



1ST FLOOR  
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 534 sq.ft. (49.6 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.  
Made with Metrepx 12/2024.



01895 547 011  
27-29 Swakeleys Road, Ickenham,  
Middlesex, UB10 8DF  
ickenham@coopersresidential.co.uk

CoopersResidential.co.uk

Energy Efficiency Rating	Current	Target
Very energy efficient - lower running costs		
Low energy (A)		
Low energy (B)		
Low energy (C)		
Low energy (D)		
Low energy (E)		
Low energy (F)		
Low energy (G)		
Not energy efficient - higher running costs		
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.