

Melville Close

Ickenham • Middlesex • UB10 8TZ

Guide Price: £475,000



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This three bedroom terraced house is located on Melville Close, a popular development being a short walk to both West Ruislip and Ickenham tube stations. The property is an ideal opportunity for first time buyers and anybody looking for a conveniently situated family home. The property also benefits from a separate garage and on street parking.

Mid terrace

Three bedrooms

Family bathroom

Private garden

Garage

Spacious interior

Near to outstanding schools

Close to train lines

Walking distance to Ickenham high street

Easy access to A40/M25/M40

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

The ground floor features an entrance porch, a spacious open-plan lounge/dining area, and a galley kitchen boasting ample worktop and storage space, from here there is access to the garden. Upstairs, there are two double bedrooms and one single bedroom, a bathroom, and a landing area with access to the loft.

Outside

The property features a spacious garage for convenient parking or ample storage, a private garden that is perfect for relaxing on warm spring/summer days, and there is on street parking available.

Location

Melville Close is an ever popular location footsteps to Ickenham High Street, it is peacefully nestled within walking distance to shops, restaurants, schools, amenities and bus/train connections. West Ruislip Station on the Central and Chiltern lines, and Ickenham Station on the Piccadilly and Metropolitan lines are both nearby, providing easy access into Central London and Heathrow. For the motorist the A40/M40 and M25 road links offer easy access into London, Heathrow and the Home Counties.



Schools:

Douay Martyrs Secondary School 0.9 miles
Breakspear Primary School 1.1 miles
Glebe Primary School 1.1 miles



Train:

West Ruislip Station 0.5 miles
Ickenham Station 0.8 miles
Hillingdon Station 1.6 miles



Car:

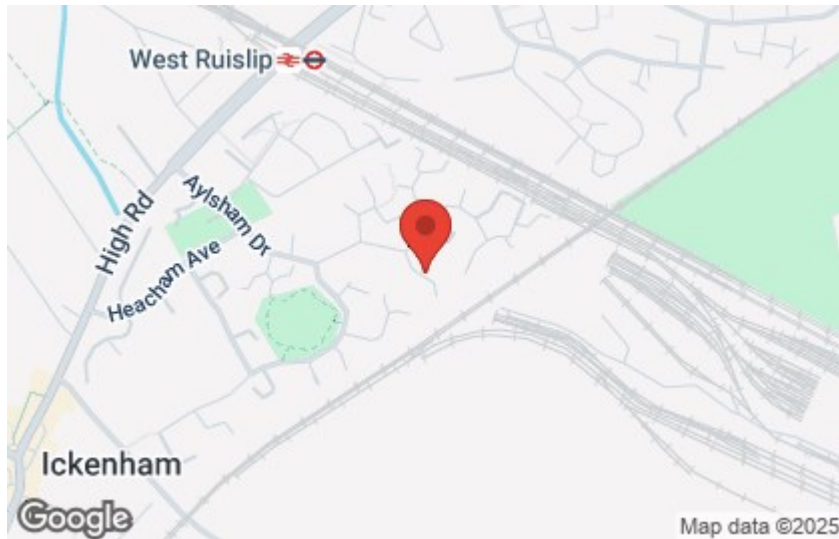
M4, A40, M25, M40



Council Tax Band:

D

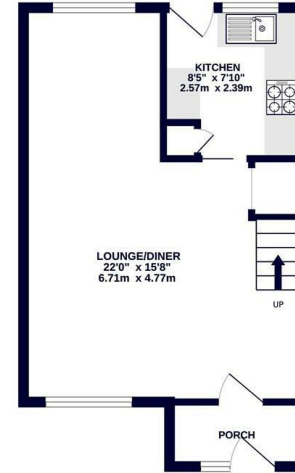
(Distances are straight line measurements from centre of postcode)



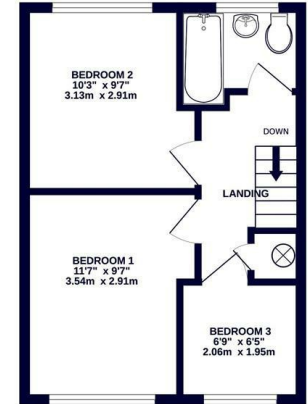
OUTBUILDING
134 sq.ft. (12.4 sq.m.) approx.



GROUND FLOOR
372 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



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TOTAL FLOOR AREA : 843 sq.ft. (78.3 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 as to their operability or efficiency can be given.
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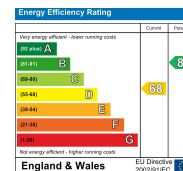
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