

# Silverbirch Close

Ickenham • Middlesex • UB10 8AP

Guide Price: £600,000



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Nestled in the picturesque Silverbirch Close, this charming three bedroom semi detached home is perfectly positioned just minutes from outstanding schools, major transport links (M25, M40, A40), and the vibrant heart of Ickenham Village, it offers both convenience and a desirable location. Presents an ideal opportunity for first-time buyers or downsizers.

Semi detached

Three bedrooms

One bathroom

Spacious living room

Private garden

Ample off street parking

Garage

Near to train lines

Close to outstanding schools

Easy access to A40/M40/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

This well-designed three-bedroom end-of-terrace home offers a spacious and practical layout. The ground floor features a generous open-plan lounge/diner, a fitted kitchen, and a convenient guest WC. Upstairs, three well-proportioned bedrooms are accompanied by a family bathroom. Externally, the property benefits from a low-maintenance garden and a separate garage, providing additional parking or storage space.

### Outside

The property boasts a spacious paved driveway, providing ample off-street parking. Additionally, it includes a garage, perfect for secure parking or extra storage. At the rear, you'll find a low-maintenance garden—an ideal spot to relax and unwind during the summer months.

### Location

Silverbirch Close is a stroll to the Ickenham village shops, restaurants and Metropolitan / Piccadilly line train station with it's direct links to The City and Baker Street, while London and the Home Counties are easily accessed via the A40/M25. The highly regarded Vyners School is moments away and offers secondary and sixth form level education whilst Breakspear Infant and Juniors is nearby. There are a number of leisure areas and facilities in the area to enjoy including Swakeleys Park which has both a children's play area and duck pond. Ruislip Golf Course and Uxbridge Leisure Centre which has a modern gym and swimming pool are both within easy reach. Uxbridge Town Centre is a short drive, bus or train journey away and offers an extensive range of shops, restaurants and bars.



### Schools:

Vyners Secondary School 0.0 miles  
The Douay Martyrs Secondary School 0.7 miles  
The Breakspear Primary School 0.7 miles



### Train:

Hillingdon 0.7 miles  
Ickenham 0.9 miles  
Uxbridge 1.1 miles



### Car:

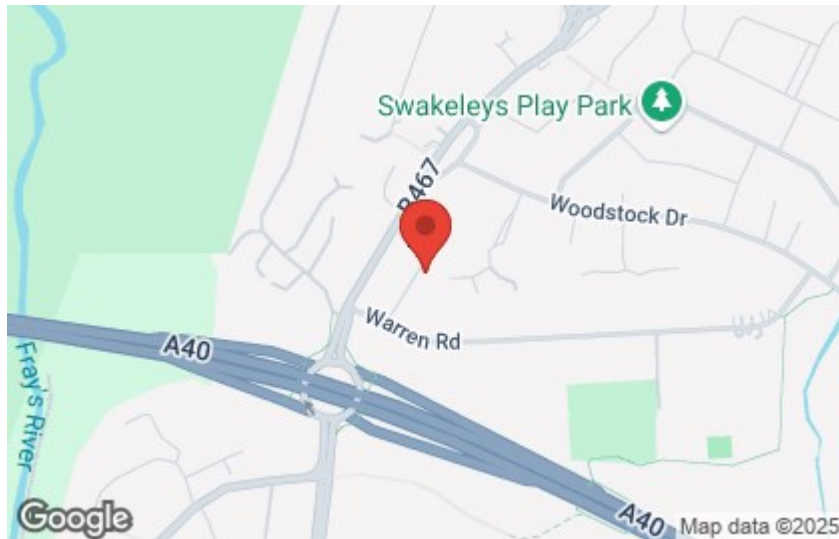
M4, A40, M25, M40



### Council Tax Band:

E

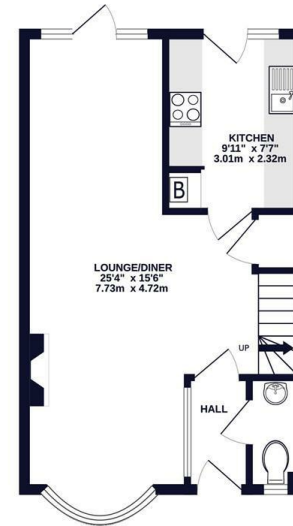
(Distances are straight line measurements from centre of postcode)



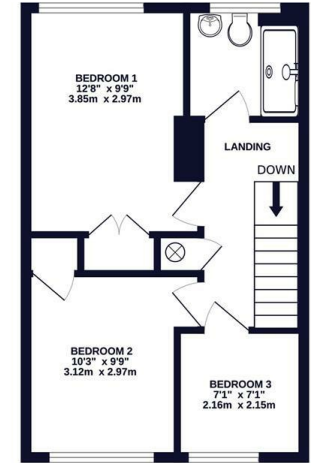
OUTBUILDING  
140 sq.ft. (13.0 sq.m.) approx.



GROUND FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



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TOTAL FLOOR AREA : 917 sq.ft. (85.2 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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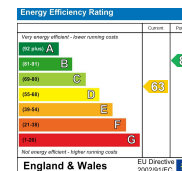
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