

# Crosier Road

Ickenham • Middlesex • UB10 8RR

Guide Price: £380,000



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This stylish two-bedroom, first-floor maisonette with a private garden offers contemporary living with a sleek, modern interior. Ideally located on Crosier Road, it is just minutes from Ickenham High Street, with West Ruislip and Ickenham tube stations nearby, providing seamless access to central London via the Central, Metropolitan, and Piccadilly lines. Additionally, the A40 is only a short drive away, offering convenient links into London and the Home Counties.

First floor maisonette

Private garden

Two bedrooms

Fitted wardrobes

Garage

Walking distance to Ickenham station

Fitted kitchen

Close to sought after schools

Minutes to Ickenham high street

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

On immediately entering the home you walk up the stairs taking you to the hallway with doors leading to all the rooms. To the front are the spacious bedrooms both with the benefit of fitted wardrobe space. To the rear the property also offers a generously proportioned lounge with ample space for a dining table and chairs. The kitchen is also to the rear and overlooks the gardens. Here you have ample worktop and storage space, and space for your kitchen appliances. To complete this property is a second bedroom and three piece bathroom suite.

### Outside

To the front of the property there is permit parking. To the rear you have a private garden and allocated garage.

### Location

Crosier Road is a popular quiet residential road located only moments away from the heart of Ickenham Village and its selection of shops, cafes and restaurants to offer. The Metropolitan/Piccadilly line train station at Ickenham is only a short walk away and provides direct links to the City and Baker Street. West Ruislip Station offers the Central Line and is also within easy reach being only a short walk away. There are a number of bus links into Uxbridge, Hillingdon and Ruislip whilst the M25/A40/M40 road links are also only a short distance away.





### Schools:

Glebe Primary School 0.3 miles  
 The Breakspear School 0.8 miles  
 The Douay Martyrs Catholic School 0.2 miles



### Train:

Ickenham 0.1 miles  
 West Ruislip 0.5 miles  
 Hillingdon 0.7 miles



### Car:

M4, A40, M25, M40



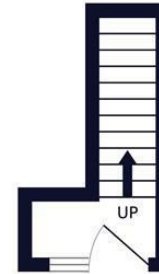
### Council Tax Band:

C

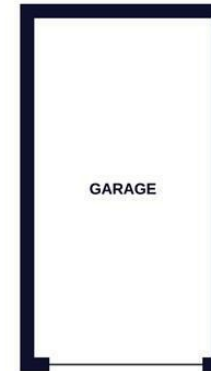
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
 40 sq.ft. (3.7 sq.m.) approx.

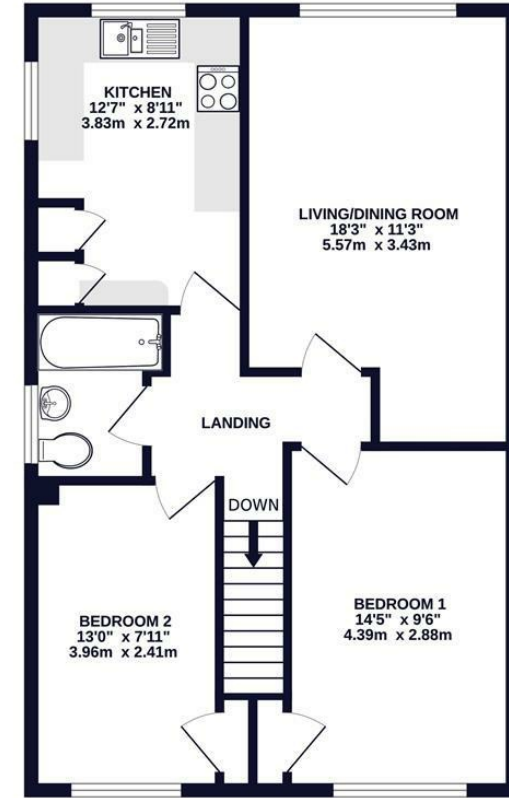


OUTBUILDING



GARAGE

1ST FLOOR  
 659 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 699sq.ft. (64.9 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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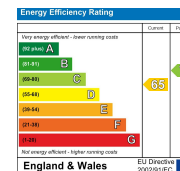
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