

Bushey Close

Ickenham • Middlesex • UB10 8JU

Guide Price: £550,000



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A two bedroom semi-detached bungalow set on Bushey Close which is ideally located being close to the favoured Breakspear school and within easy reach of the extensive amenities available in Ickenham Village. The property benefits from two double bedrooms, living room, fitted kitchen and a family bathroom. There is also a secluded rear garden and front driveway. The property also offers fantastic opportunities to extend (STPP).

Bungalow

Two bedrooms

Semi detached

Requires Modernisation

Potential to extend (STPP)

Off street parking

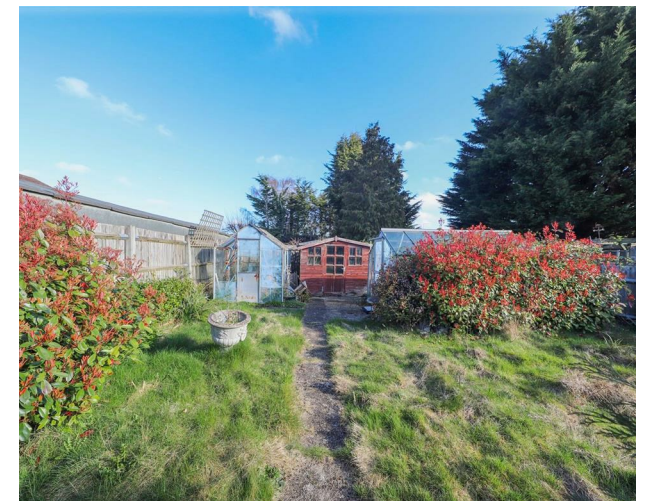
Cul de sac location

Close to sought after schools

Walking distance to tube lines

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

As you enter the property there is a porch and hallway. To the right is the living room, bedroom one and bedroom two. On the left is the bathroom, and to the rear is the fitted kitchen with access to the garden from here.

Outside

To the front of the property there is paved driveway providing off street parking. This leads to a garage for additional parking or storage space. To the rear there is a secluded garden.

Location

Bushey Close is a sought after cul de sac within walking distance of good primary and secondary schools including Vyners. Both Ickenham (Metropolitan and Piccadilly line) and West Ruislip (Central and Chiltern line) stations are within easy reach and there are excellent road connections A/M40 and M25 giving access to Central London and the Home Counties.



Schools:

The Breakspear School 0.1 miles
 Bishop Winnington-Ingram CofE Primary School 0.9 miles
 Vyners School 0.9 miles



Train:

West Ruislip Station 0.6 miles
 Ickenham Station 0.6 miles
 Hillingdon Station 1.1 miles



Car:

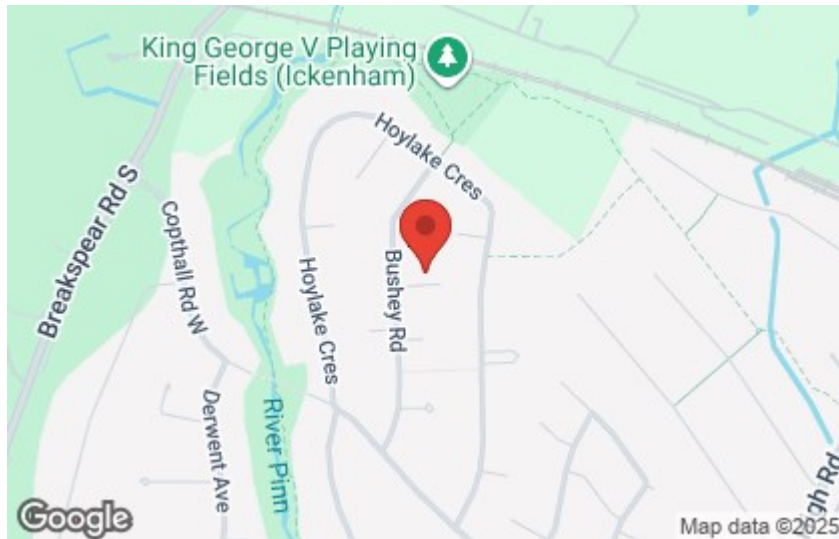
M4, A40, M25, M40



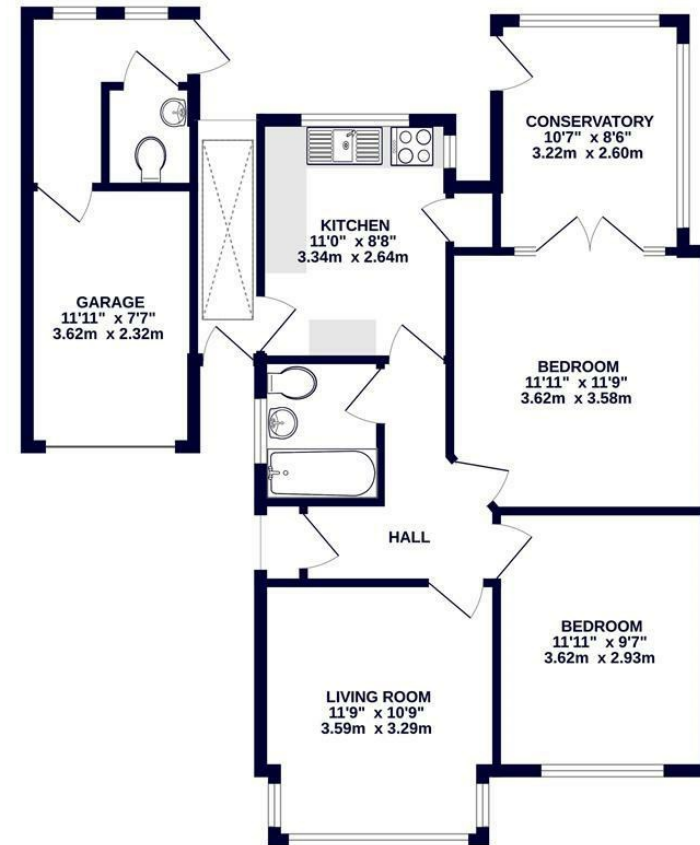
Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
 848 sq.ft. (78.8 sq.m.) approx.



TOTAL FLOOR AREA: 848 sq.ft. (78.8 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 misstatement. 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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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (22-38)		
G (1-21)		
Not energy efficient - higher running costs		
England & Wales EPC Standard 2020/01/01		

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.