

Silverbirch Close

Ickenham • Middlesex • UB10 8AP

Guide Price: £500,000



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CASH BUYERS ONLY - Please contact the office for further details.

A fantastically located three bedroom end terrace Neo-Georgian cottage style property.

Silverbirch Close is tucked away just off Warren Road in Ickenham and offers a private feel whilst being within easy reach to both Ickenham village and Uxbridge Town Centre. The A40/M40 is easily accessible and Vyners Secondary School is just moments away.

CASH BUYERS ONLY

End terrace

Three bedrooms

Requires modernisation

Potential to extend (STPP)

Residents permit parking

Allocated garage

Quiet cul de sac location

Close proximity to sought after schools

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

Nestled peacefully on a quiet residential close in Ickenham this attractive home presents a wonderful opportunity to update and create a perfect family home. Arranged over two floors the property comprises of an entrance hallway, from here you access the spacious living and dining room. Boasting dual aspect views the room has the charm of a bay window to the front and to the rear end of the room is access to the garden. There is a fitted kitchen to the rear with access to the full width conservatory, from the conservatory there is access to the garden. Also on the ground floor is a guest cloakroom. Upstairs on the first floor there are three bedrooms and a bathroom.

Outside

To the front is a lawned garden. To the rear is a private garden laid to lawn. There is also a garage in a block located to the left of the property. Residents permit parking is available.

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. Uxbridge 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 0.6 miles
The Breakspear Primary School 0.6 miles



Train:

Hillingdon 0.7 miles
Ickenham 0.9 miles
Uxbridge 1.0 miles



Car:

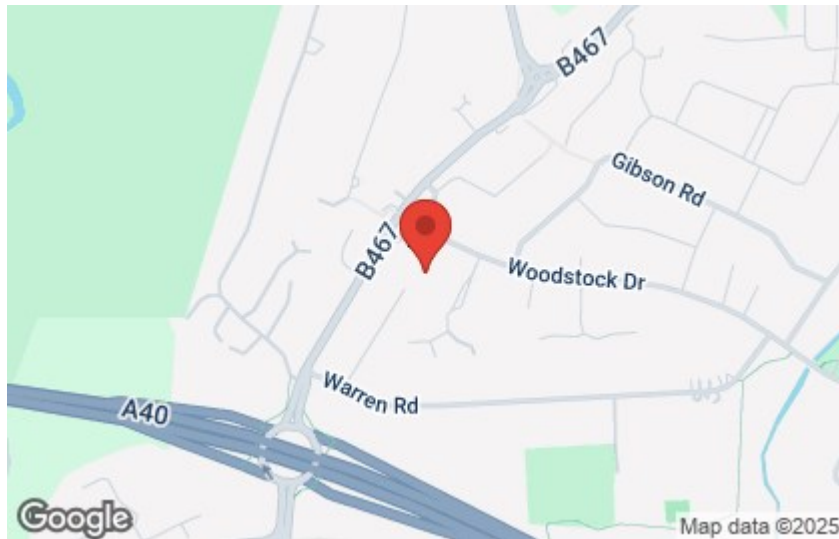
M4, A40, M25, M40



Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



OUTBUILDING

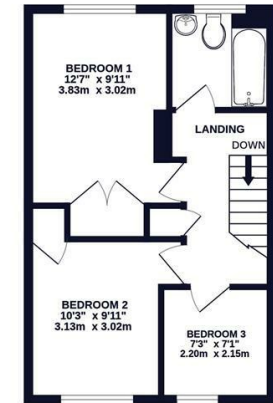


GARAGE

GROUND FLOOR
534 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.5 sq.m.) approx.



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TOTAL FLOOR AREA: 928sq.ft. (86.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A++ (95-100)		
A+ (85-94)		
A (75-84)		
B (65-74)		
C (55-64)		
D (45-54)		
E (35-44)		
F (25-34)		
G (15-24)		
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.