

# Narborough Close

Ickenham • Middlesex • UB10 8TN

Guide Price: £595,000



coopers  
est 1986



# Narborough Close

Ickenham • Middlesex • UB10 8TN

This charming four-bedroom semi detached property offer ample space and light throughout and is perfect for multi generational living having the benefit of a downstairs bedroom and wet room.

Narborough Close is a tranquil cul-de-sac offering a peaceful environment.

Conveniently located just minutes from Ickenham High Street and the train station, it is an ideal spot for families and commuters alike.

Semi detached

Four bedrooms bedrooms

Two bathrooms

Ample off street parking

Downstairs cloakroom

Private garden

Near to Ickenham high street

Vyners Secondary School nearby

Walking distance to Ickenham station

Easy access to A30/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

As you enter this home, you are greeted by an entrance porch, conveniently housing a W/C. The ground floor features a spacious living room, a fitted kitchen with ample storage space, and a bedroom complete with an en-suite bathroom. On the first floor, you will find three additional bedrooms. The master bedroom features fitted wardrobes, and a family bathroom is conveniently located off the landing.

### Outside

This property provides ample off-street parking with a driveway that accommodates multiple cars. The rear features a landscaped garden with a cozy patio area, perfect for entertaining guests. The garden has access from the side of the property and also consists of a storage shed. The property is also situated to local allotments.

### Location

Narborough Close, just off Aylsham Drive is a popular development located within walking distance to both West Ruislip and Ickenham tube stations, on the Central/BR and Metropolitan / Piccadilly lines with easy access into Central London, as well as the Chiltern Railway which runs from West Ruislip to Marylebone. The development benefits from it's own newsagents and doctors surgery based on site. There is a selection of shops, restaurants and pubs on the nearby High Street. The property is within the catchment for a number of highly regarded schools including Vyners and Breakspear Juniors.



### Schools:

Vyners Secondary Schools 1.0 miles  
The Breakspear School 0.6 miles  
The Douay Martyrs Catholic School 0.6 miles



### Train:

West Ruislip Station 0.2 miles  
Ickenham Station 0.5 miles  
Ruislip Station 1.1 miles



### Car:

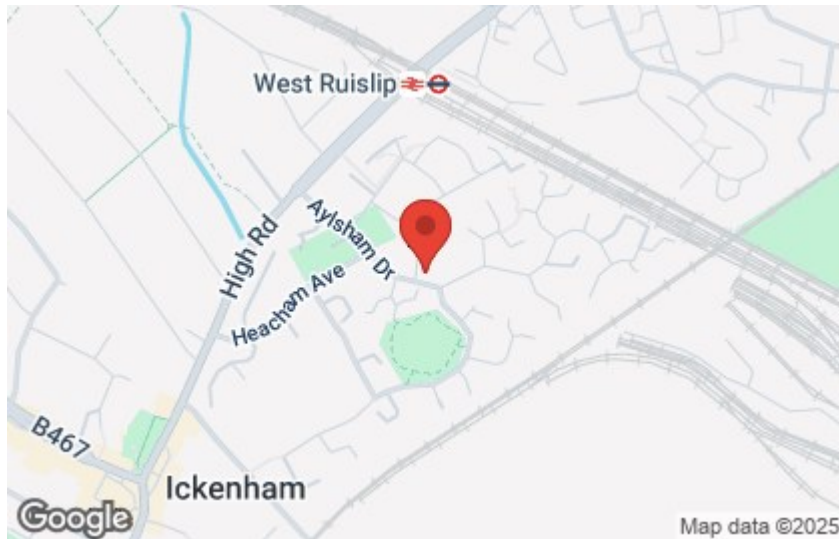
M4, A40, M25, M40



### Council Tax Band:

D

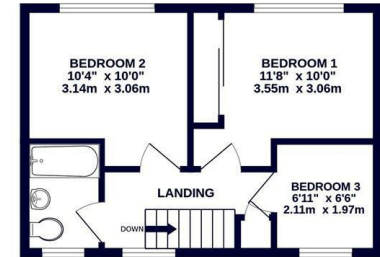
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR  
334 sq.ft. (31.1 sq.m.) approx.



coopers  
est 1986

TOTAL FLOOR AREA : 830 sq.ft. (77.1 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.  
Made with Metropix ©2025

coopers  
est 1986

01895 547 011

27-29 Swakeleys Road, Ickenham,  
Middlesex, UB10 8DF

ickenham@coopersresidential.co.uk

CoopersResidential.co.uk

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		
EPC 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.