

# Shorediche Close

Ickenham • Middlesex • UB10 8EB

Guide Price: £450,000



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Set on a peaceful road in a fantastic location in Ickenham is this two bedroom terraced home presented in immaculate condition. The property offers excellent space and light making it the perfect starter home. Shorediche Close is also ideally situated for growing families or a downsizer being within walking distance to highly regarded schools and local amenities and fantastic transport links for an easy commute into Central London.

Mid terrace

Two double bedrooms

Excellent condition throughout

Private garden

Allocated garage

Open plan living space

Modern fitted kitchen

Quiet location

Close 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

This beautifully presented home offers a stylish and well-planned layout across two floors. Upon entering the property, you are welcomed into a central hallway that leads to two double bedrooms. The main bedroom is generously sized and has fitted wardrobes along the right hand side, while the second bedroom provides a versatile space ideal for guests, a home office, or a nursery. From this room there is access to the garden. A well-appointed bathroom is also located on this level, conveniently positioned to serve both rooms. Stairs lead up to the first floor where you'll find a bright and spacious open-plan kitchen, living, and dining area. This thoughtfully designed space is perfect for both everyday living and entertaining, featuring modern kitchen fittings and ample room for seating and dining areas. Large windows allow natural light to flood in, enhancing the sense of space and comfort.

### Outside

The front of the property with a low maintenance garden leads to the accommodation. To the rear there is a wonderful private garden with a decking area, a well maintained lawn, and the convenience of a storage shed. The property also comes with an allocated garage set in a block.

### Location

Located in a peaceful neighbourhood in close proximity to Ickenham High Street which offers a superb range of fashionable shops, cafes and restaurants. Ickenham station (Metropolitan/Piccadilly lines) is a short walk away providing reliable links into the City and West End. Alternatively, West Ruislip station is serviced by both tube (Central line) and train lines into Marylebone Station in just 25 minutes, with regular trains every 15 minutes. For the motorist the A40 is a short drive away providing access to Central London and the Home Counties. There are also a number of highly regarded schools close by including Vyners Secondary School, Douay Martyrs and Breakspear Infant and Juniors.



### Schools:

Vyners School 0.3 miles  
The Breakspear School 0.5 miles  
Douay Martyrs Catholic School 0.7 miles



### Train:

Ickenham Station 1.2 miles  
Hillingdon Station 1.0 miles  
West Ruislip Station 1.3 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

D

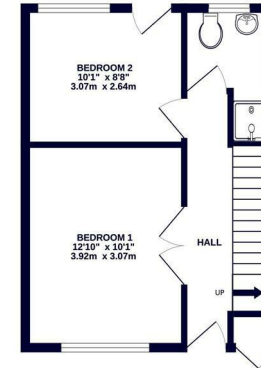
(Distances are straight line measurements from centre of postcode)



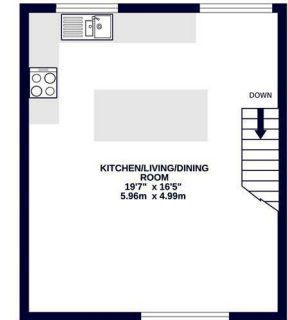
OUTBUILDING  
135 sq.ft. (12.5 sq.m.) approx.



GROUND FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



1ST FLOOR  
320 sq.ft. (29.7 sq.m.) approx.



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TOTAL FLOOR AREA : 794 sq.ft. (73.7 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++ (92-100)		
A+ (89-91)		
A (86-88)		
B (83-85)		
C (81-82)		
D (78-80)		
E (75-77)		
F (73-74)		
G (71-72)		
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.