

Clovelly Close

Ickenham • Middlesex • UB10 8PT

Guide Price: £725,000



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Located in a sought after location in Ickenham is this generously proportioned four bedroom semi detached home. The property also offers ample scope to modernise to create the perfect family home. Clovelly Close is in a perfect location being within a short walking distance to the local stations for an easy commute into Central London and the home counties, also with local amenities being a short walk away too.

Semi detached

Four bedrooms

Two reception rooms

Conservatory

Off street parking

Garage

Modernisation required

Close proximity to sought after schools

Walking distance to tube lines

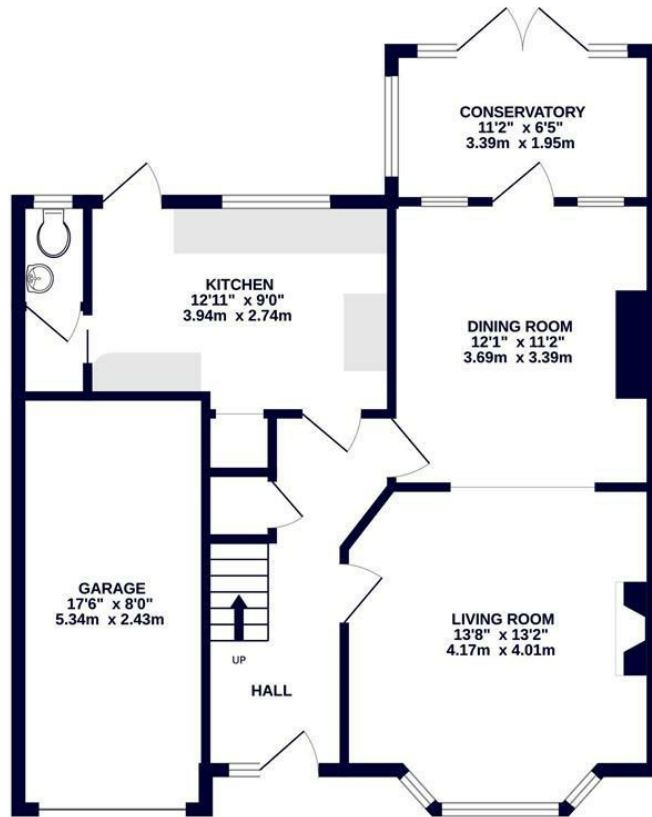
Easy access to A40/M25

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.

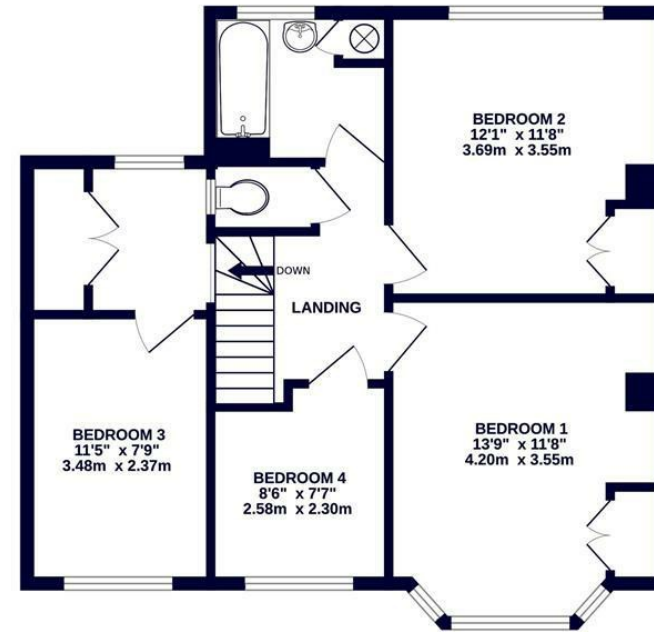




GROUND FLOOR
736 sq.ft. (68.3 sq.m.) approx.



1ST FLOOR
610 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 1345 sq.ft. (125.0 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		
Very energy efficient - lower running costs	Current	Target
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
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.