

Willow Tree Close

Ickenham • Middlesex • UB10 8RD
Guide Price: £399,995



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This delightful two-bedroom ground-floor maisonette is ideal for downsizers and first-time buyers alike, offering the perfect blend of comfort and convenience. The property benefits from off-street parking and a private garden, providing both practicality and outdoor space to enjoy. Nestled on Willow Tree Close, a highly sought-after residential road in the heart of Ickenham, it boasts an enviable location just a short walk from Ickenham Station and the vibrant high street, with its excellent selection of shops, cafés, and local amenities.

Ground floor maisonette

Two bedrooms

Private garden

Off street parking for two cars

Fitted kitchen

Modern fitted bathroom

Close proximity to great schools

Short walk to Ickenham station

Minutes from Ickenham high street

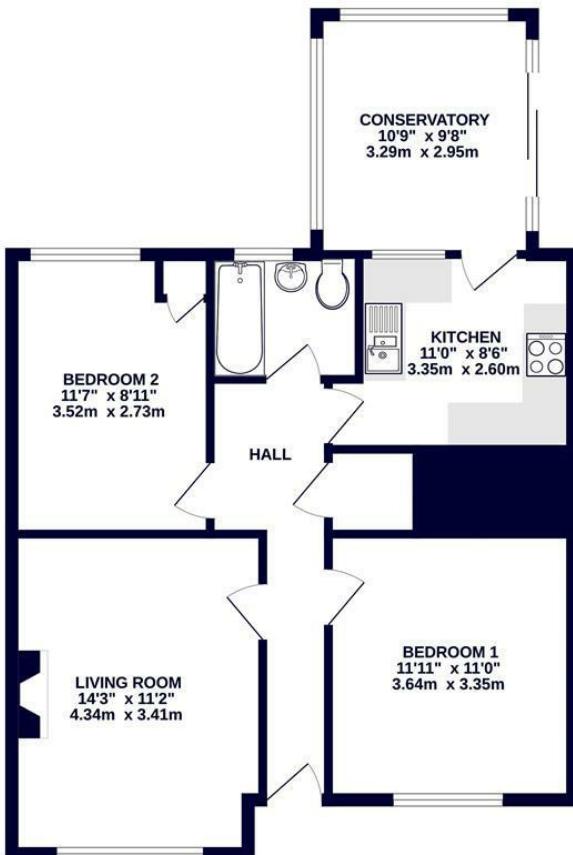
Easy access to A40/M25

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
717 sq.ft. (66.7 sq.m.) approx.



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TOTAL FLOOR AREA: 717 sq.ft. (66.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate. 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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27-29 Swakeleys Road, Ickenham,
Middlesex, UB10 8DF
ickenham@coopersresidential.co.uk

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| Energy Efficiency Rating | |
|---|---------|
| | Current |
| Very energy efficient - lower running costs | |
| 2020: A | A |
| 2019: B | B |
| 2018: C | C |
| 2017: D | D |
| 2016: E | E |
| 2015: F | F |
| 2014: G | G |
| All energy efficient - higher running costs | |
| EU Directive 2002/91/EC | 76 |

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.