

# Haslam Close

Ickenham • Middlesex • UB10 8TJ

Guide Price: £530,000



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A well-presented three-bedroom end-terrace home situated on the popular Haslam Close in Ickenham. This property offers spacious and versatile living, complemented by a generous rear garden, ideal for families and outdoor entertaining. The home further benefits from a private garage, providing convenient parking or additional storage. Ideally located within easy reach of West Ruislip Station, the property offers excellent transport links into London, while also being close to a range of local shops, schools, and everyday amenities. A fantastic opportunity for those seeking a comfortable home in a well-connected and desirable area.

Three bedrooms

End terrace

Spacious garden

Conservatory

Garage

Parking to rear

Close to local amenities

Nearby to sought after schools

Short walk to West Ruislip station

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.









## Haslam Close, Ickenham, Uxbridge, UB10

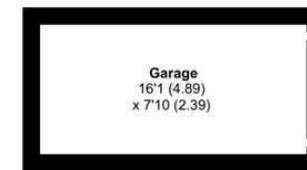
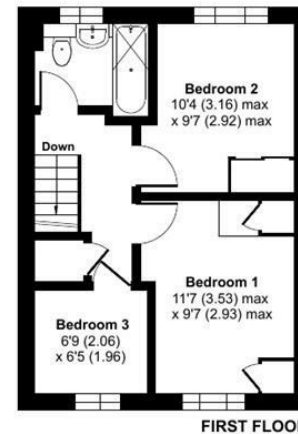
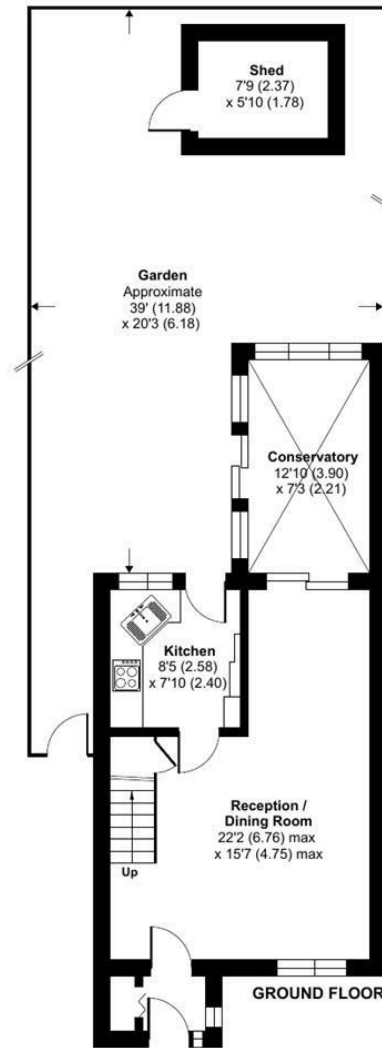
Approximate Area = 816 sq ft / 75.8 sq m

Garage = 126 sq ft / 11.7 sq m

Outbuilding = 45 sq ft / 4.1 sq m

Total = 987 sq ft / 91.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Coopers. REF: 1449988

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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| 95-100 A                                    |         |           |
| 81-94 B                                     |         |           |
| 69-80 C                                     |         |           |
| 55-68 D                                     |         |           |
| 49-54 E                                     |         |           |
| 45-48 F                                     |         |           |
| 39-44 G                                     |         |           |
| 35-38                                       |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales 10/2020 (1/10/2022)         |         |           |

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.