Halton House, Kenmare Close

Ickenham • Middlesex • UB10 8FP
Offers In Excess Of: £325,000

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Presenting this charming two-bedroom, two-bathroom ground-floor apartment in Halton House, Kenmare Close, complete with a private patio. The property is an ideal choice for first-time buyers or downsizers. Perfectly situated within walking distance of West Ruislip and Ickenham stations, as well as the bustling high street, the property offers a prime location and is move-in ready.

Ground floor apartment

Two bedrooms

Two bathrooms

Private outdoor area

Modern interior throughout

Fitted kitchen

Allocated parking space

Walking distance to West Ruislip station

Gated development

Easy access to A40/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
Upon entering the apartment, you are welcomed by a bright and spacious entrance hall, complete with two generously sized storage cupboards. The property offers a large living/dining room that seamlessly connects to a separate, fully fitted kitchen. It features two double bedrooms, including a master bedroom with a built-in wardrobe and a private en-suite bathroom. Additionally, there is a sleek, modern guest bathroom. The private patio, perfect for relaxation or entertaining, is conveniently accessible from the living room.

Outside
The property features convenient off-street parking with a dedicated space in a secure, gated development. Additionally, it boasts a private patio, an ideal spot for enjoying summer evenings.

Location
Halton House is tucked away in a peaceful gated road located a short walk away from Ickenham village which offers a superb range of fashionable shops, cafes and restaurants whilst pleasant open spaces and fields are a short stroll away. 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. For families, there are a number of highly regarded schools including Douay Martyrs, Breakspear Infant and Juniors and Vyners Senior School, along with a number of leisure facilities including Uxbridge Golf Club and Ruislip Bowls Club.

Schools:

Glebe Primary School 0.7 miles
Vyners Secondary School 1.3 miles
The Breakspear School 0.6 miles

Train:

West Ruislip Station 0.1 miles
Ickenham Station 0.5 miles
Ruislip Station 0.6 miles

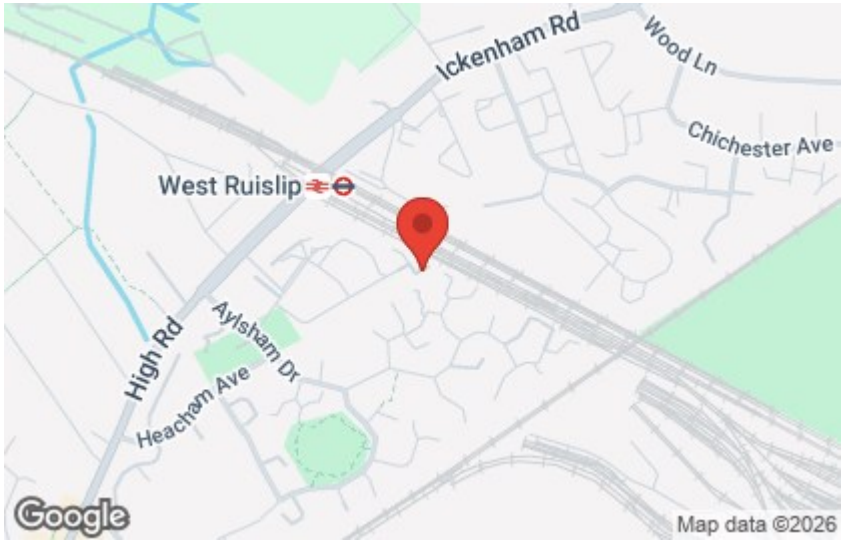
Car:

M4, A40, M25, M40

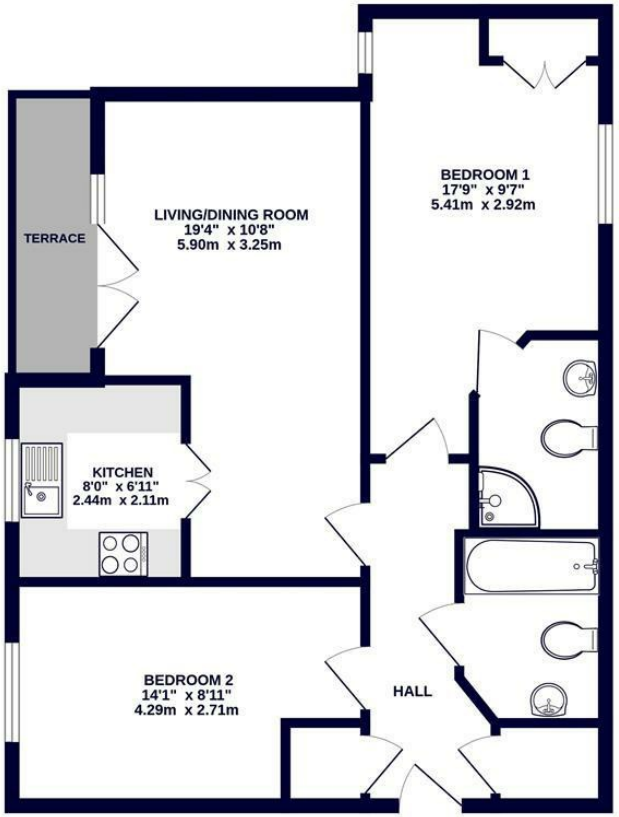
Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
682 sq.ft. (63.4 sq.m.) approx.



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TOTAL FLOOR AREA : 682 sq.ft. (63.4 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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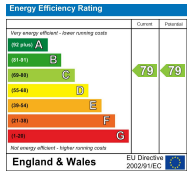

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.