

Narborough Close

Ickenham • Middlesex • UB10 8TN

Guide Price: £695,000



coopers
est 1986

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SEMI DETACHED HOME AND SPACIOUS DETACHED ANNEX. Located in the peaceful cul-de-sac of Narborough Close, this well-presented four-bedroom semi-detached home offers spacious and versatile accommodation, ideal for modern family and multi-generational living. In addition to the kitchen and family dining/TV room the property also benefits from a further ground-floor sound-proofed room with an en-suite wet room. This was originally a TV/guest room with large corner sofa and surround sound TV, it is now a temporary bedroom. There is also a further soundproofed office/single room upstairs. The house patio has plumbing for a hot tub with water, drainage and electric. In addition a FULLY SELF-CONTAINED ANNEXE provides additional independent living space. The annex benefits from underfloor heating, oak floors, all white goods, a wet room, and a wonderful awning for the private courtyard. Bright and generously proportioned throughout, the home is perfectly suited to a variety of lifestyles. Conveniently positioned just a short walk from Ickenham High Street and Ickenham Station, the property enjoys easy access to local amenities, highly regarded schools and excellent transport links.

Semi detached house & ANNEX

Four bedrooms & annex room

Two bathrooms & annex wet room

Off street parking

ANNEXE WITH OWN ENTRANCE

Private gardens

Near to Ickenham high street

Vyners Secondary School nearby

Walking distance to Ickenham station

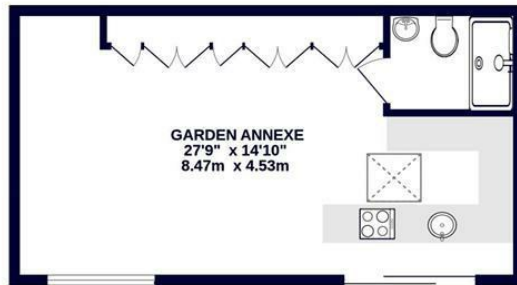
Easy access to A40/M25

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.





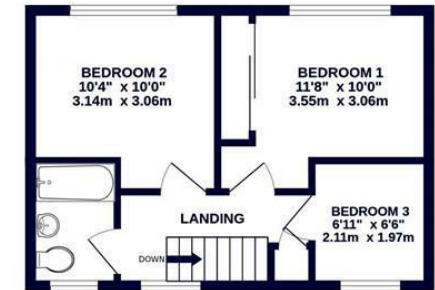
OUTBUILDING
413 sq.ft. (38.4 sq.m.) approx.



GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 1243 sq.ft. (115.5 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	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - high running costs	F		
Not energy efficient - higher running costs	G		
England & Wales		03/01/2022	03/01/2022

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.