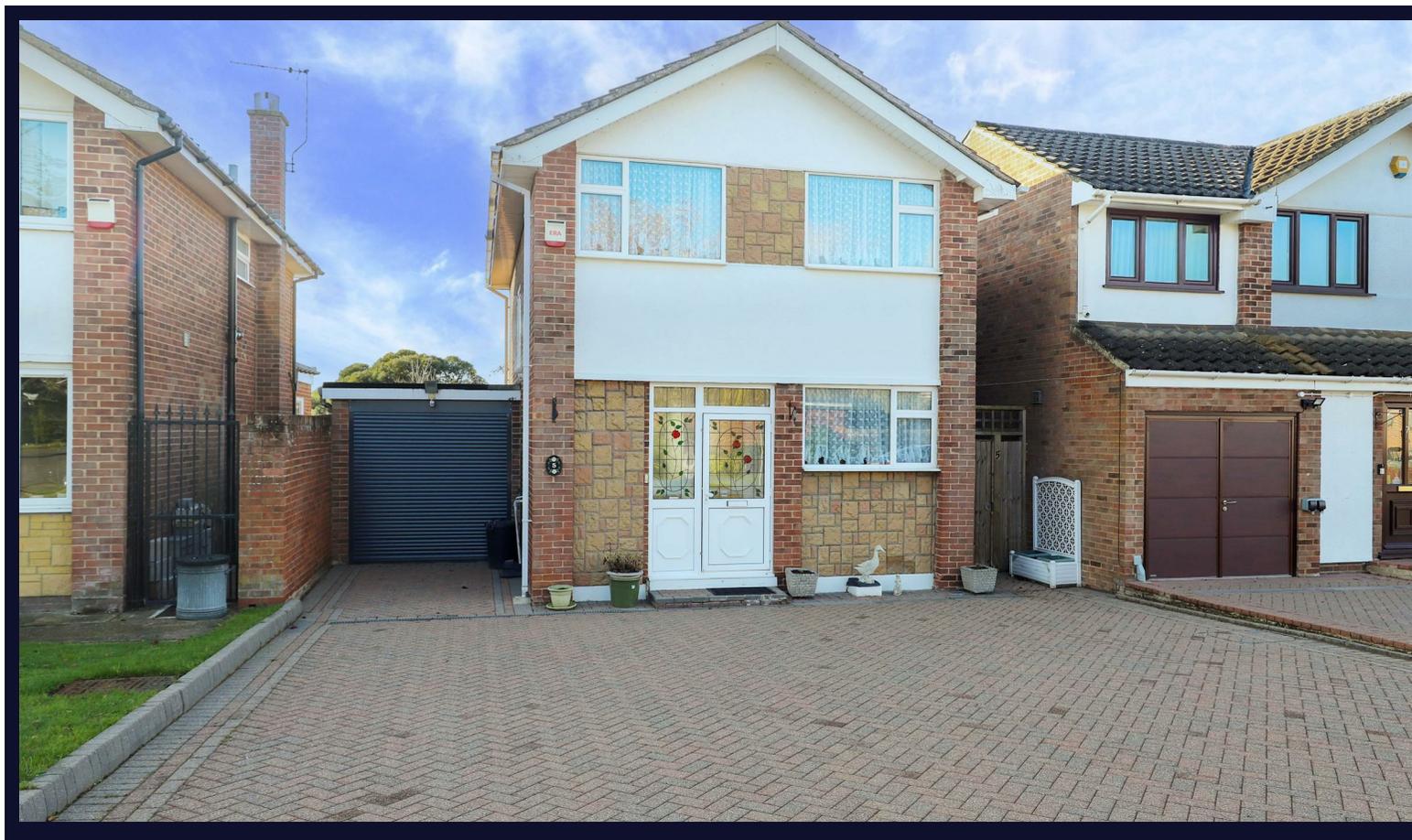


Charlton Close

Ickenham • Middlesex • UB10 8BW

Guide Price: £725,000



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est 1986

Charlton Close

Ickenham • Middlesex • UB10 8BW

Set within a highly desirable cul-de-sac, this impressive detached home offers an excellent opportunity to create the perfect family home. Ideally located within walking distance of Ickenham's underground stations, the property benefits from generous, light-filled interiors and a charming, welcoming atmosphere. A secluded rear garden provides a peaceful outdoor retreat, while a private driveway to the front offers valuable off-street parking. The home is superbly positioned for families, with Breakspear Junior School and Vyners Secondary School just a short walk away, and the vibrant Ickenham Village close by, offering an array of shops, cafés and everyday amenities. West Ruislip and Ickenham stations are also conveniently located close by.

Detatched

Three bedrooms

Large south facing garden with patio

Off street parking

Quiet location

Garage with electric door

Minutes from Ickenham station

Short walk to great schools

Potential to extend (STPP)

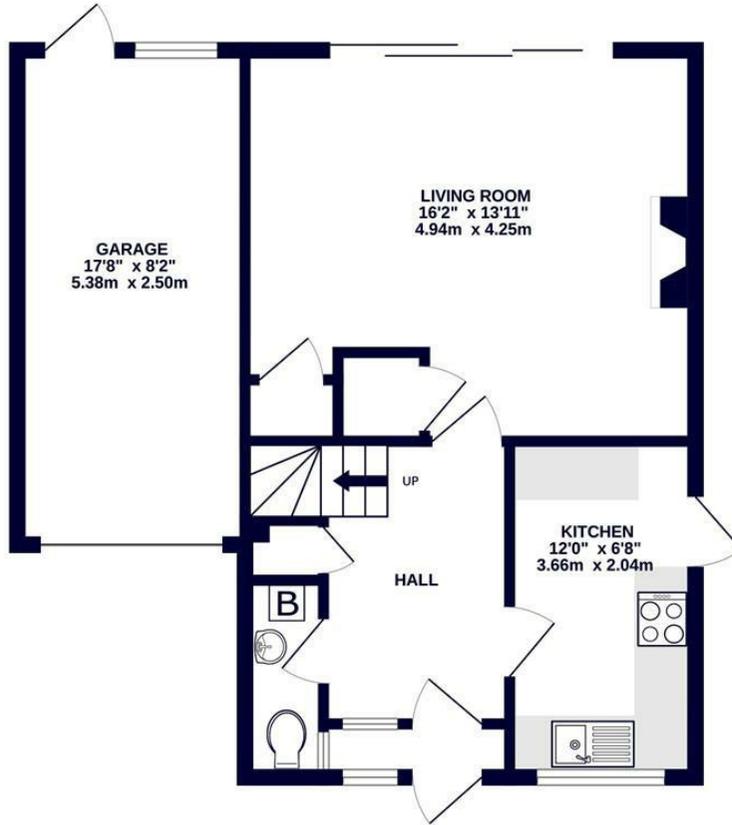
Easy access to A40/M40/M25

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.

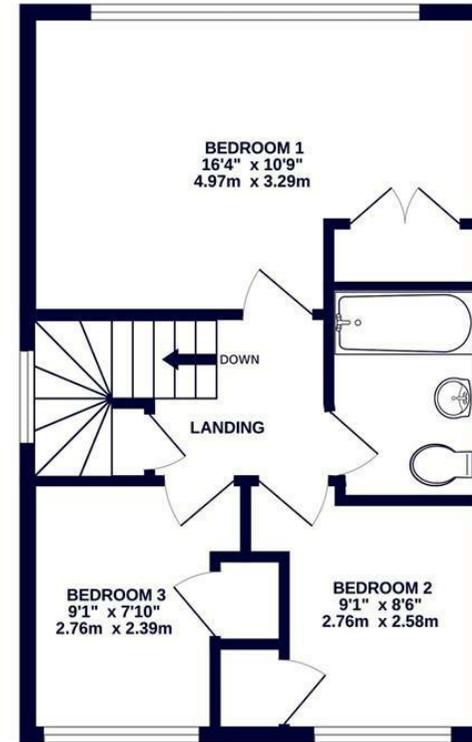




GROUND FLOOR
559 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



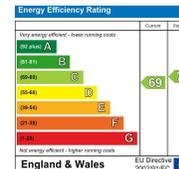
TOTAL FLOOR AREA : 980 sq.ft. (91.0 sq.m.) approx.

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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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.