

Melbourne Close

Ickenham • Middlesex • UB10 8SL

Guide Price: £915,000



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est 1986

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An immaculately presented four bedroom detached house located on this prestigious road in Ickenham. With a beautiful lounge, dining room, large family room, stylish kitchen breakfast room, utility room, guest cloakroom, master bedroom with en suite, three further bedrooms and a main bathroom. The residence also benefits from a double garage, beautiful rear garden and off street parking. Melbourne way is a stroll to the Ickenham village shops, restaurants and Metropolitan / Piccadilly line train station with it's direct links to The City and Baker Street, while London and the Home Counties are easily accessed via the A40/M25.

Impressive detached house

Four bedrooms one with en suite

21ft family room to the rear

Spacious lounge

Dining room

Kitchen/breakfast room

Ground floor w.c and utility room

Study room

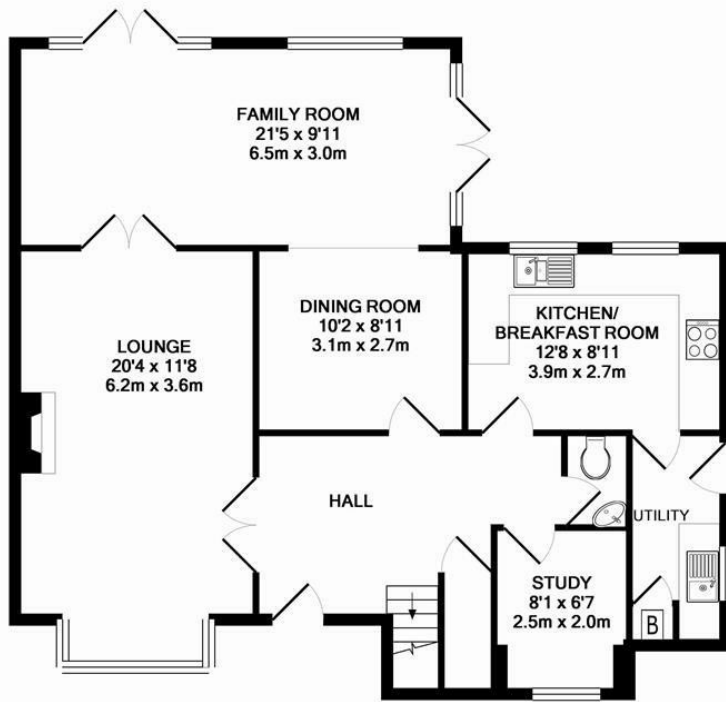
Double garage

Private and tranquil location

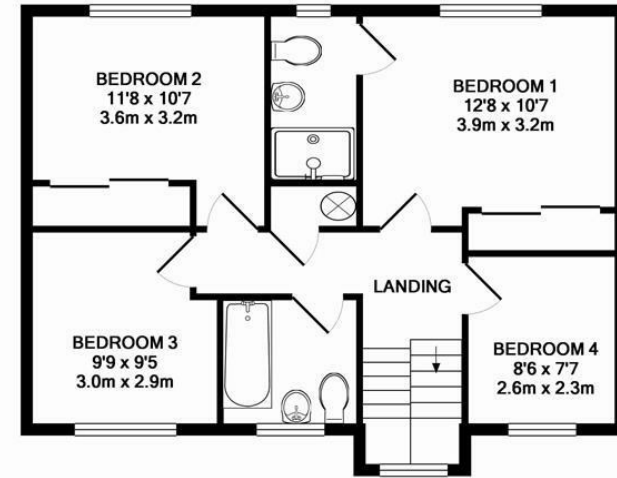
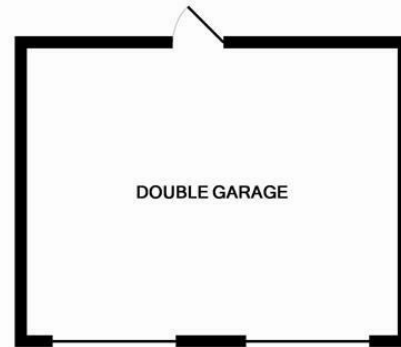
These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.







GROUND FLOOR
APPROX. FLOOR
AREA 1164 SQ.FT.
(108.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 595 SQ.FT.
(55.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1759 SQ.FT. (163.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		78
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E	47	
Very poor energy efficiency - higher running costs	F		
Worst energy efficiency - highest running costs	G		

England & Wales
EPC Directive
2002/91/EC

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.