

Coach House Lodge

Ickenham • Middlesex • UB10 8BG

Guide Price: £475,000



coopers
est 1986

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A spacious and well-presented two-bedroom apartment set within a secure gated development, ideally located close to train stations, schools, and local amenities. The property features a bright and airy living/dining area, a modern fitted kitchen with ample storage, and two generously sized bedrooms. Further benefits include allocated parking and secure entry access. Offering both comfort and convenience, this apartment is perfect for professionals, small families, or investors seeking a well-connected and low-maintenance home.

First floor apartment

Two bedrooms

Ensuite to master bedroom

Immaculate condition throughout

Gated development with allocated parking

Share of freehold

Short walk to Ickenham & West Ruislip station

Close to outstanding schools

Minutes from local amenities

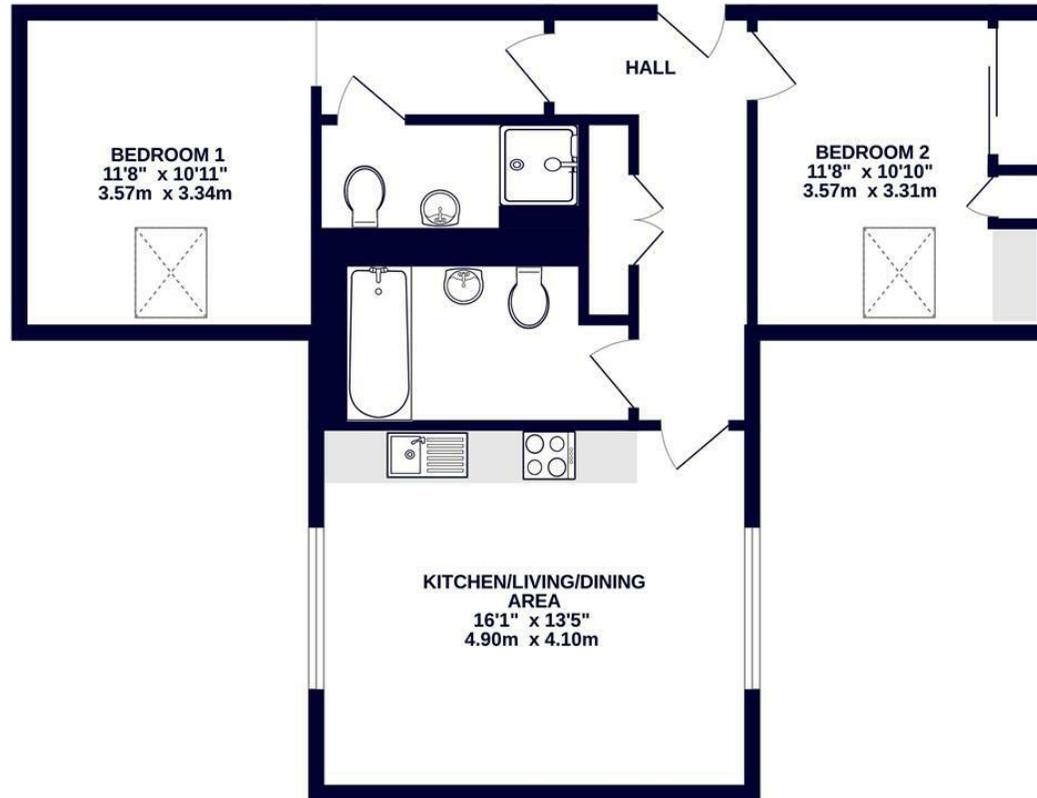
Easy access to A40/M40/M25

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
695 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 695 sq.ft. (64.6 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
How energy efficient? - lower saving costs			
Very energy efficient - A			
Energy efficient - B			
Decent - C		78	78
Below average - D			
Less energy efficient - E			
Not energy efficient - F			
Very poor - G			
Not energy efficient - higher saving costs			
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.