

Shorediche Close

Ickenham • Middlesex • UB10 8EB

Guide Price: £425,000



coopers
est 1986

Shorediche Close

Ickenham • Middlesex • UB10 8EB

This two bedroom terrace home is located on Shorediche Close, a fantastic tucked away gem in Ickenham. The property is presented in excellent condition making it a great opportunity for a first time buyer to move straight in and enjoy. Shorediche Close is in close proximity to Ickenham High Street and it's selection of shops, cafes, restaurants and schools. West Ruislip and Ickenham tube stations are nearby and conveniently located to the A40/M25 with it's access into London and the Home Counties.

Mid terrace

Two double bedrooms

Open plan living space

Excellent condition throughout

Secluded private garden

Off street parking for two cars

Allocated garage

Potential to extend (STPP)

Close to well regarded schools

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.





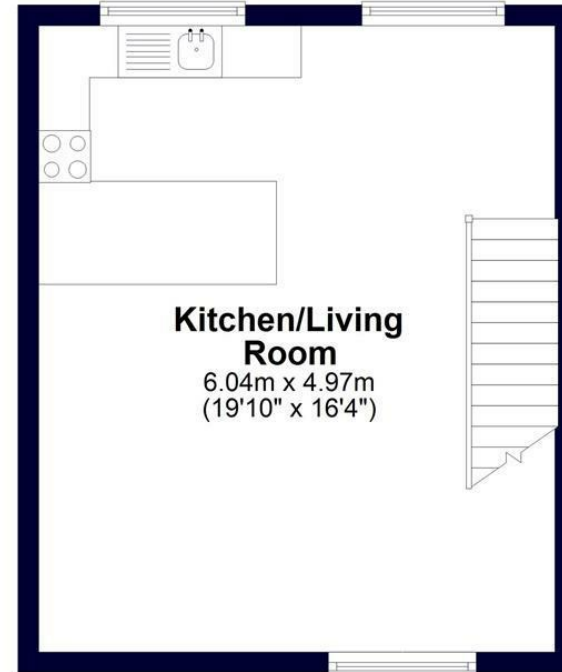
Ground Floor

Approx. 30.2 sq. metres (325.1 sq. feet)



First Floor

Approx. 30.0 sq. metres (323.0 sq. feet)



Total area: approx. 60.2 sq. metres (648.1 sq. feet)



Whilst every effort has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
©Property Pot. Produced on behalf of Coopers Residential.



27-29 Swakeleys Road, Ickenham,
Middlesex, UB10 8DF
ickenham@coopersresidential.co.uk

CoopersResidential.co.uk

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		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher 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.