

Crosier Road

Ickenham • Middlesex • UB10 8RR

Guide Price: £395,000



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This immaculately presented first-floor two-bedroom maisonette is ideally situated in a highly sought-after location and benefits from its own private garden and garage. Perfectly suited to first-time buyers, investors or those looking to downsize, the property offers well-appointed accommodation throughout.

Conveniently located within easy reach of both Ickenham and West Ruislip Underground stations, residents enjoy excellent links into Central London via the Central, Metropolitan and Piccadilly lines. The A40 is also just a short drive away, providing swift access to London, the M40 and the Home Counties.

Two bedroom maisonette

First floor

Excellent condition throughout

Good lease remaining

Private rear garden

Garage

Residents parking

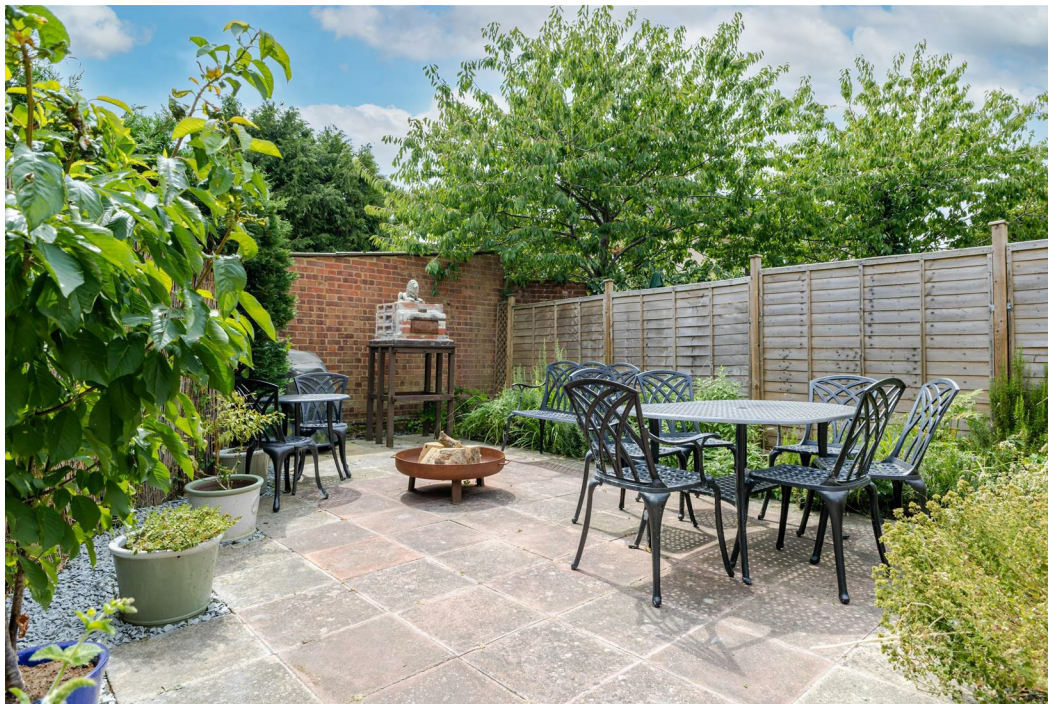
Walking distance to tube lines

Close proximity to sought after 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.





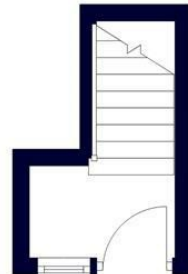
First Floor

Approx. 61.7 sq. metres (664.6 sq. feet)



Ground Floor

Approx. 3.5 sq. metres (37.9 sq. feet)



Total area: approx. 65.3 sq. metres (702.5 sq. feet)

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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.
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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU 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.