

# Willow Tree Close

Ickenham • Middlesex • UB10 8RD

Guide Price: £300,000



coopert  
est 1986

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CASH BUYERS ONLY - Please contact the office for further details.

This charming two-bedroom ground floor maisonette presents an excellent opportunity for investors. The property benefits from own large private garden, offering both convenience and outdoor space. Ideally located on Willow Tree Close, a sought-after residential road in the heart of Ickenham, the home is perfectly positioned for commuters. Ickenham Station is just a short walk away, along with the vibrant high street which boasts a variety of shops, cafés, and local amenities.

Two bedrooms

Ground floor maisonette

Large private garden

Modernisation required

Close to local amenities

Short walk to great schools

Residents' permit parking

Minutes from Ickenham station

Spacious interior throughout

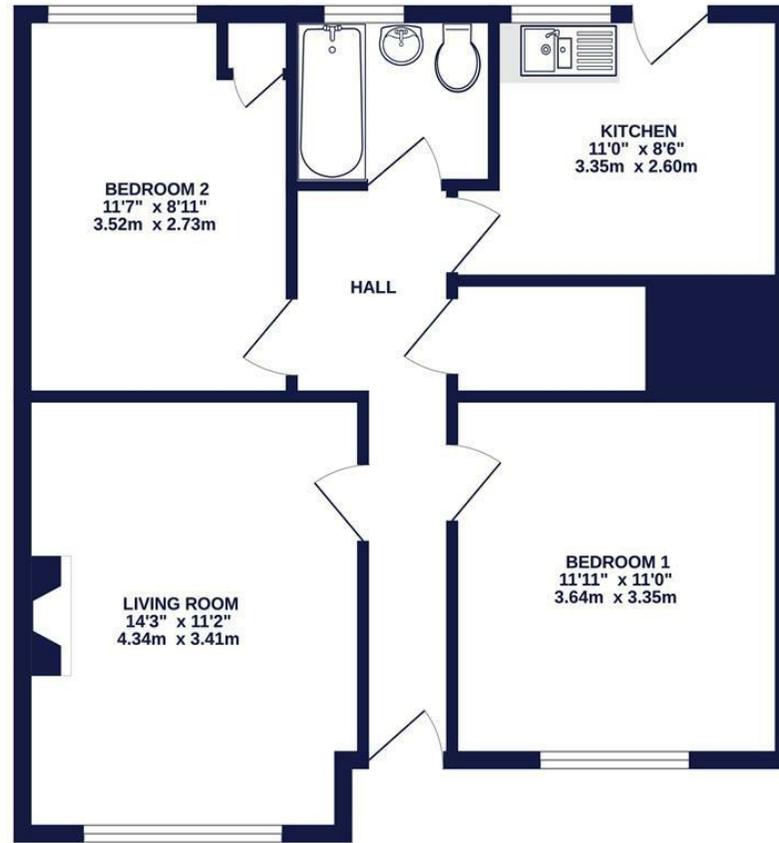
Ideal investment opportunity

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  
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA: 623 sq.ft. (57.9 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
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		
Least energy efficient - higher running costs	F		
Very least energy efficient - higher running costs	G		
England & Wales		03 030 000 000	2022/01/01

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.