

Crosier Road

Ickenham • Middlesex • UB10 8RR

Guide Price: £360,000



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This two-bedroom ground floor maisonette on Crosier Road offers huge potential for first-time buyers and investors alike. Featuring a spacious reception room, separate kitchen, two well-proportioned bedrooms, and a private entrance, the property is a perfect blank canvas ready for modernisation.

Further benefits include access to a private garden and a highly sought-after setting just moments from Ickenham Station and village shops. The property also benefits from a practical layout with well-sized rooms throughout, offering excellent flexibility for redesign. With strong rental potential and scope to significantly enhance value, this is an opportunity not to be missed.

Ground floor maisonette

Two bedrooms

Private garden

Modernisation required

Garage

Close to Ickenham station

Nearby to sought after schools

New Lease on completion

Short walk to village shops

Easy access to M40/M25

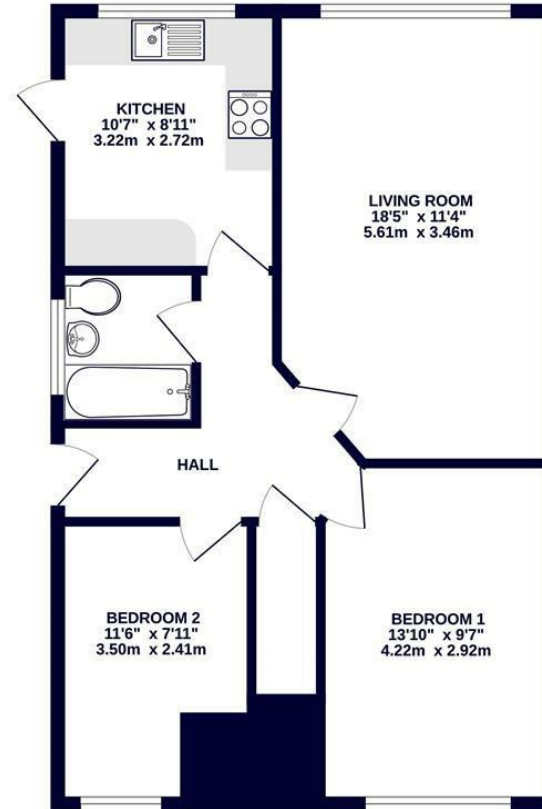
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OUTBUILDING
129 sq.ft. (12.0 sq.m.) approx.

GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.



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TOTAL FLOOR AREA : 763 sq.ft. (70.9 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		
Very energy efficient - lower running costs	Current	Target
95-100 A		
81-94 B		
69-80 C		
55-68 D		
41-54 E		
29-40 F		
13-28 G		
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.