

Clovelly Close

Ickenham • Middlesex • UB10 8PT

Guide Price: £700,000



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Nestled in a highly sought-after area of Ickenham, this beautifully presented three-bedroom semi-detached home offers generous living space and an ideal setting for family life. Perfectly positioned on Clovelly Close, the property enjoys a prime location within easy walking distance of local stations, providing effortless connections to Central London and the Home Counties. A variety of local amenities, shops, and schools are also just a short stroll away, ensuring convenience and comfort in equal measure.

Semi detached house

Three bedrooms

Modern interior throughout

Office/study

Separate allocated garage

Off street parking

Close proximity to great schools

Minutes from Ickenham station

Short walk to Ickenham high street

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.

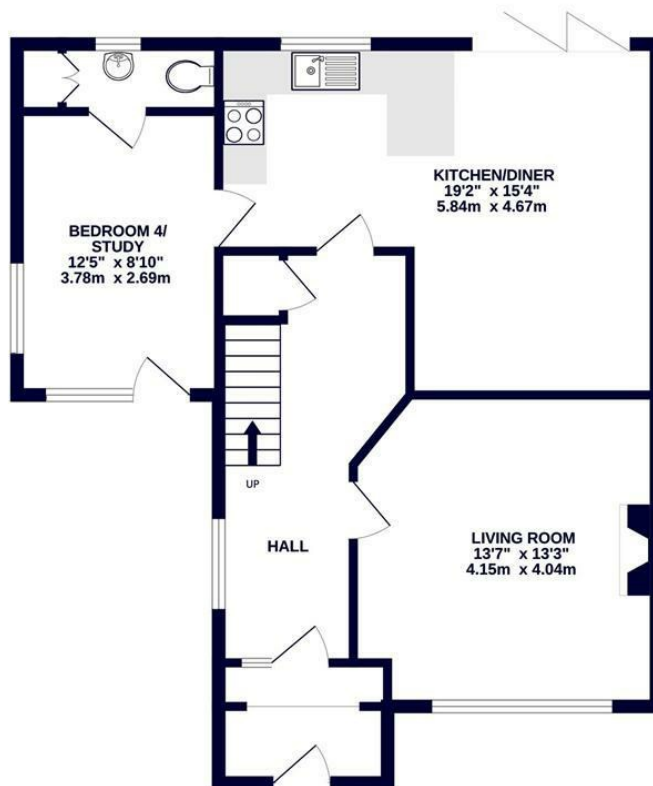




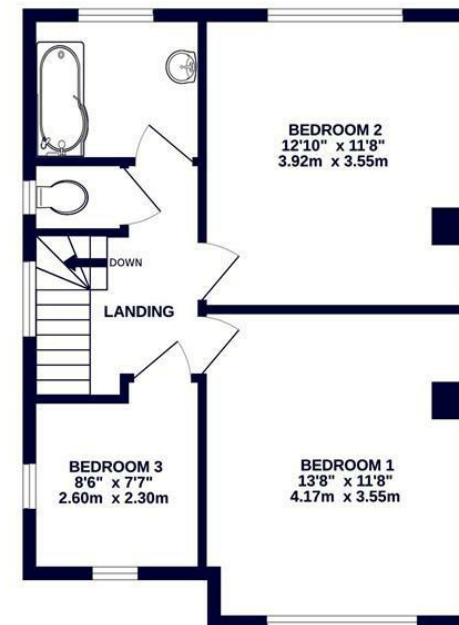
OUTBUILDING
155 sq.ft. (14.4 sq.m.) approx.



GROUND FLOOR
708 sq.ft. (65.8 sq.m.) approx.



1ST FLOOR
488 sq.ft. (45.3 sq.m.) approx.



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TOTAL FLOOR AREA : 1351 sq.ft. (125.5 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	Potential
Very energy efficient - lower running costs		
A++ (92-100)		
A+ (89-91)		
A (86-88)		
B (83-85)		
C (81-82)		
D (78-80)		
E (75-77)		
F (73-74)		
G (71-72)		
Not energy efficient - higher running costs		
England & Wales EPC Standard 2020/01/01		

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.