

Shorediche Close

Ickenham • Middlesex • UB10 8EB

Guide Price: £425,000



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Set on a peaceful road in a fantastic location in Ickenham is this two bedroom terraced home presented in immaculate condition. The property offers excellent space and light making it the perfect starter home. Shorediche Close is also ideally situated for growing families or a downsizer being within walking distance to highly regarded schools and local amenities and fantastic transport links for an easy commute into Central London. The property also benefits from an allocated separate garage.

Mid terrace

Two double bedrooms

Excellent condition throughout

Private garden

Allocated garage

Open plan living space

Modern fitted kitchen

Quiet location

Close 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.

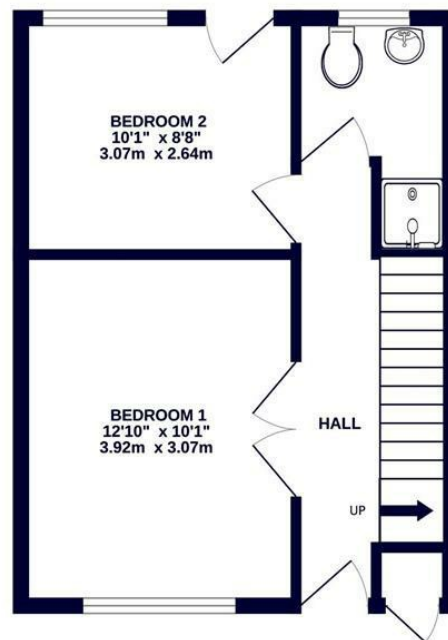




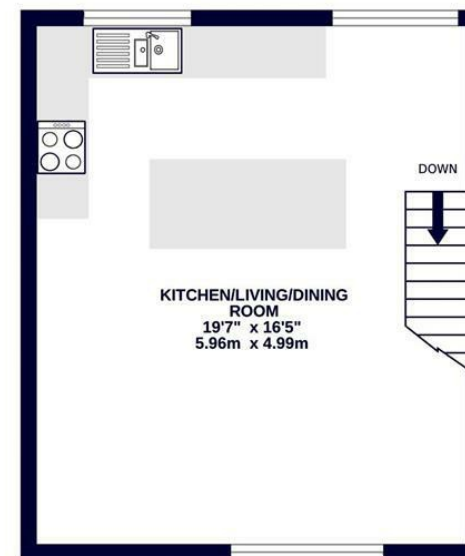
OUTBUILDING
135 sq.ft. (12.5 sq.m.) approx.



GROUND FLOOR
339 sq.ft. (31.5 sq.m.) approx.



1ST FLOOR
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 794 sq.ft. (73.7 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 |
| A (92-100) | | |
| B (81-91) | | |
| C (69-80) | | |
| D (55-68) | | |
| E (49-54) | | |
| F (45-48) | | |
| G (35-44) | | |
| Not energy efficient - higher running costs | | |
| England & Wales EPC Standard 2020/11/18 | | |

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.