

# Kenbury Close

Ickenham • Middlesex • UB10 8HU

Guide Price: £725,000



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A beautifully presented detached two bedroom bungalow located on Kenbury Close which is a quiet cul de sac in Ickenham, in close proximity to highly regarded schools, Ickenham Village and transport links. The property is perfect for someone looking to downsize, or has the potential to extend for the growing family. The property benefits from two double bedrooms, open plan living/diner/kitchen to the rear, and a family bathroom. Enjoying fresh and bright modern decor this home is stylish and immaculately presented throughout.

Detached bungalow

Two double bedrooms

Immaculate condition throughout

Large entrance hall

Off street parking

Well presented landscaped garden

Underfloor heating in kitchen

Close proximity to sough after schools

NO CHAIN

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  
161 sq.ft. (15.0 sq.m.) approx.



GROUND FLOOR  
1033 sq.ft. (96.0 sq.m.) approx.



TOTAL FLOOR AREA: 1195 sq.ft. (111.0 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		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - highest running costs	G		
England & Wales		03 October 2022	2022/01/10

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.