

Melbourne Close

Ickenham • Middlesex • UB10 8SL

Guide Price: £825,000



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This attractive four bedroom detached home is in a sought after quiet cul-de-sac location making it perfect for a growing family also being close proximity to Ickenham Village, transport links, highly regarded schools and enjoys easy access onto Swakeleys Park. Presented in immaculate condition throughout this beautiful residence will impress those seeking space and a convenient location. The property also benefits from a garage, a driveway for off street parking and a wonderfully secluded rear garden.

Detached family home

Four bedrooms

Two bathrooms

Immaculately presented throughout

Conservatory

Off street parking

Garage

Quiet cul-de-sac location

Close proximity to sought after schools

Excellent transport links

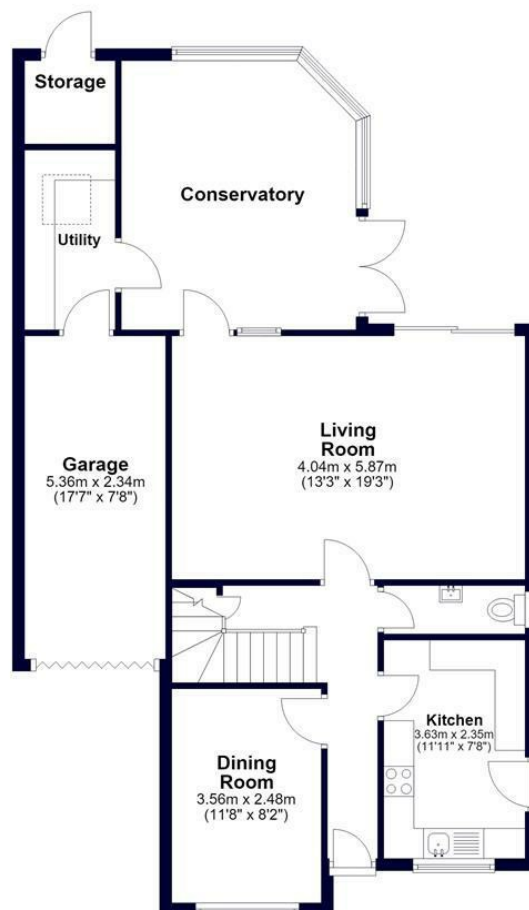
These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Ground Floor

Approx. 90.5 sq. metres (974.0 sq. feet)



First Floor

Approx. 55.5 sq. metres (597.2 sq. feet)



Total area: approx. 146.0 sq. metres (1571.3 sq. feet)

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Whilst every effort has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Target
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
10 October 2008		

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.