

Copthall Road East

Ickenham • Middlesex • UB10 8SD

Guide Price: £675,000



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A beautifully presented two/three-bedroom semi-detached property, ideally situated on Copthall Road East. This unique property offers a versatile floor plan and well-proportioned accommodation throughout and is ready to move into. Conveniently located within a short walk of Breakspear Primary School, Ickenham Village's shops and amenities, and Ickenham Station, providing excellent transport links into London and beyond.

Two/three bedrooms

Semi-detached

Immaculate condition throughout

Two bathrooms

Private garden

Off street parking

Short walk to Ickenham village shops

Minutes from Breakspear primary school

Close proximity to Ickenham station

Easy access to A40/M25

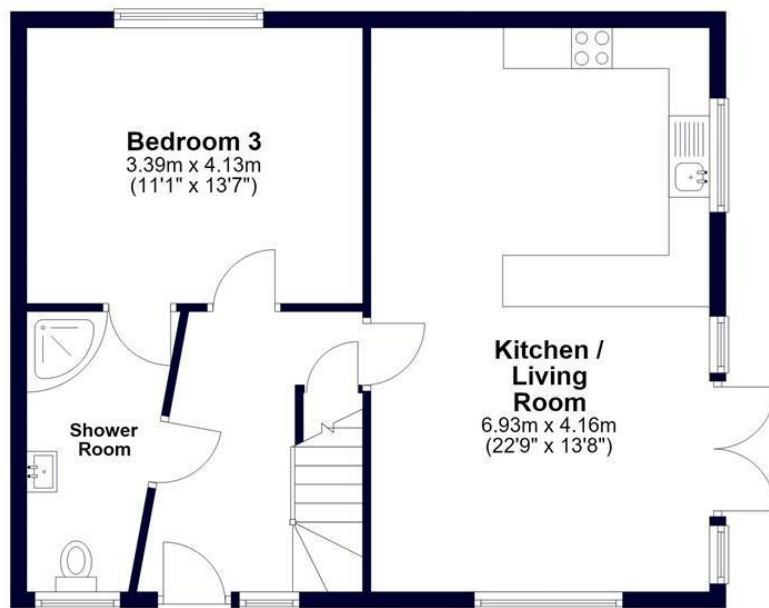
These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Ground Floor

Approx. 58.2 sq. metres (626.0 sq. feet)



First Floor

Approx. 41.0 sq. metres (441.4 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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Total area: approx. 99.2 sq. metres (1067.4 sq. feet)

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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
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		

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.