



Silverbirch Close, Ickenham, UB10 8AP

- Three bedroom house
- Open plan living space
- Fitted kitchen
- Attractive rear garden
- Garage
- Stylish contemporary interiors
- Ground floor w.c
- Modern bathroom
- Cul-de-sac
- Prime location

Asking Price £550,000

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Description

Tucked away in a quiet cul-de-sac, this attractive three-bedroom home offers well-proportioned, light-filled interiors with a modern finish. The property benefits from a private rear garden, a garage, and is conveniently located close to local schools, parks, and transport links

Accommodation

Providing accommodation that briefly comprises, Entrance hall with Laminate flooring, open plan to Lounge/Dining Room, door to: Cloakroom double glazed window to front, wall mounted vanity wash hand basin with under, drawers, mixer tap and tiled surround and WC with concealed cistern, ceramic tiled flooring. The open plan reception room has a bay window to the front, stairs to the first floor, under-stairs cupboard with light, fuse box and gas and electricity meter, laminate flooring and sliding patio doors overlooking and opening onto the rear garden, the kitchen is fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with mixer tap, under-unit lights, serving hatch to Dining area, plumbing for washing machine and dishwasher, space for fridge/freezer, gas cooker, pull out extractor hood, window to rear, laminate flooring and double glazed door to the rear garden. To the first floor the landing has fitted carpet and a built in storage cupboard, the master bedroom has a double glazed window to the rear, fitted carpet and a built in wardrobe with double doors, Bedroom 2 has a double glazed window to the front, fitted carpet and built in storage cupboard, Bedroom 3 has a double glazed window to the front and fitted carpet, the bathroom has been recently refitted with three piece suite comprising deep panelled bath with fitted power shower over and glass screen, vanity wash hand basin with cupboard under, mixer tap and tiled surround and low-level WC, tiled surround, wall mounted, mirrored cabinet, shaver point and light, window to rear, radiator, ceramic tiled flooring, under floor heating.

Outside

There is an attractive enclosed rear garden with a paved patio area, raised flower border area of lawn and rear patio area, gated pedestrian access to the garage. There is a garden to the front of the property.

Situation

Silverbirch Close is conveniently located within easy reach of Ickenham Village and Uxbridge town centre, both offering a variety of restaurants, bars and coffee shops, there are very good transport facilities with Ickenham Metropolitan / Piccadilly line train station, and West Ruislip's Central Line station being easily accessible. For the motorist the A40/M40 is a short drive away giving access to London and the M25. Vyners School is just moments away and Breakspear Infant and Junior schools is also nearby.

Terms and notification of sale

Tenure: Freehold

Local Authority: London Borough of Hillingdon

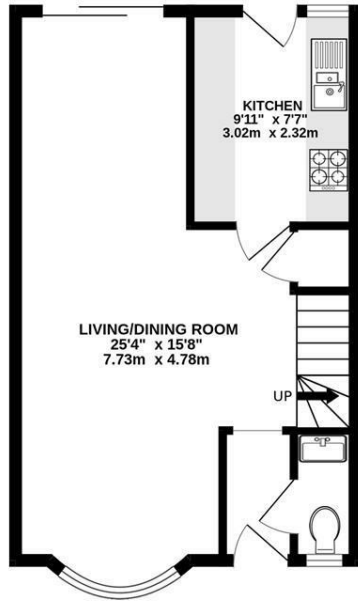
Council Tax Band: E

EPC Rating: C

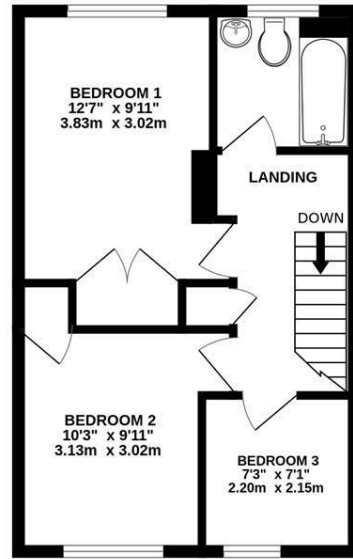
IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract

GROUND FLOOR
404 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 786 sq.ft. (73.0 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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