



- Three Bedrooms
- Allocated Parking
- Rear Access
- Gas Central Heating
- Available Immediately
- Extended Terraced
- Garage
- Double Glazing
- Unfurnished
- EPC Rating C

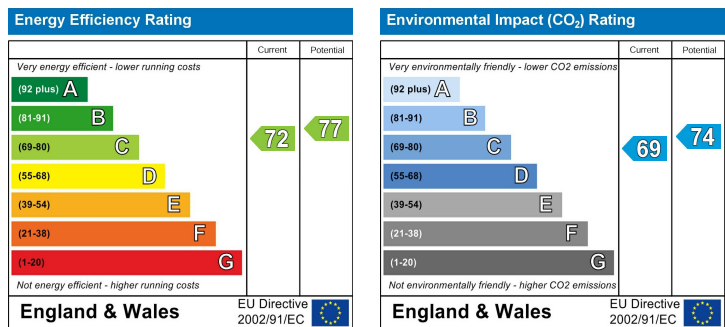
An extended three bedroom mid terrace house situated on a quiet residential cul-de-sac in Ickenham Village being a short walk away from West Ruislip and Ickenham train stations.

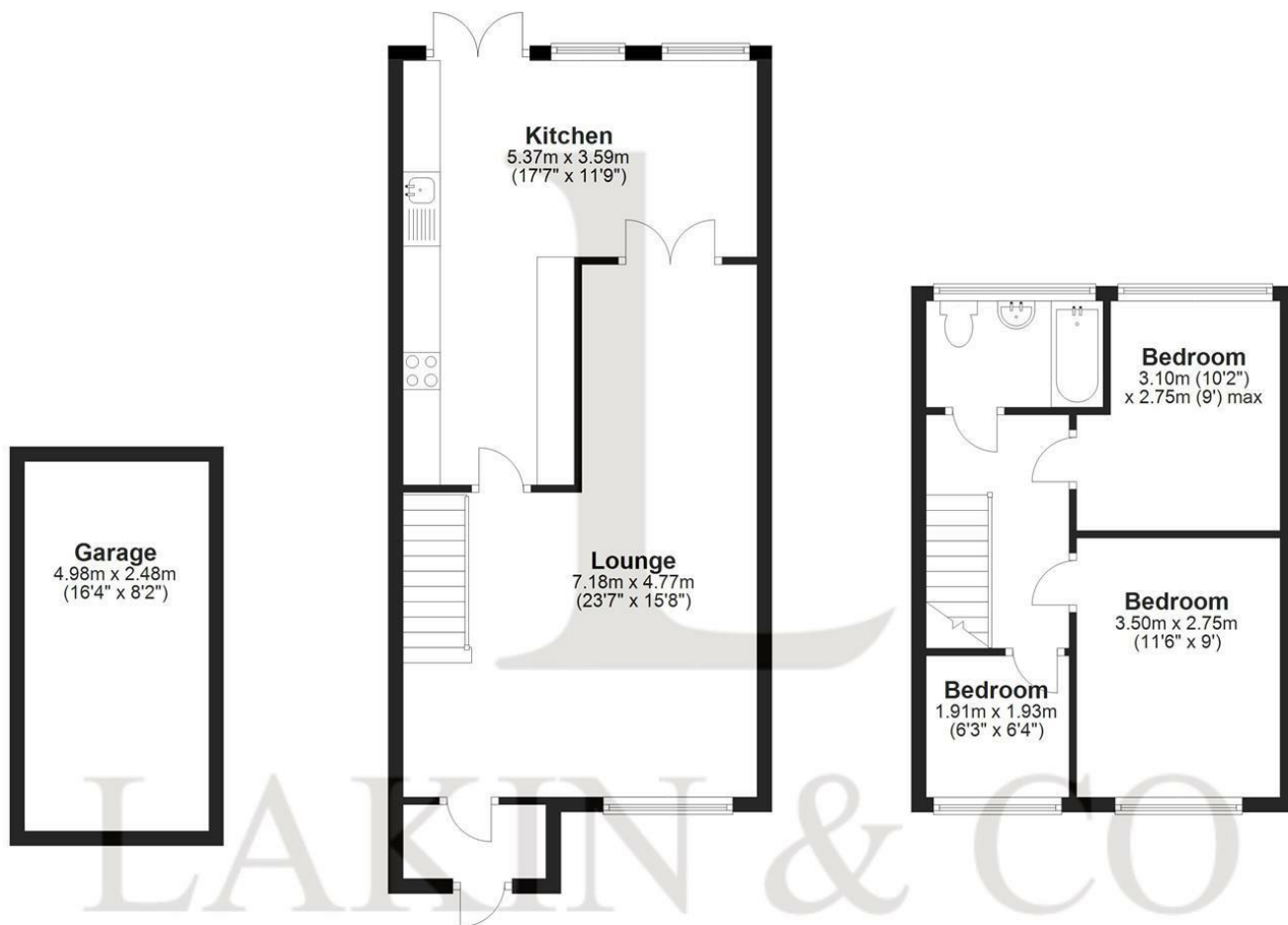
Briefly comprising; entrance porch with door leading to a large lounge, kitchen/diner with doors leading out to the garden which has the added bonus of rear access. To the first floor there are three well portioned bedrooms and a family bathroom. Benefiting from allocated parking, separate garage in block, double glazing and gas central heating.

Melville Close is perfectly located close to Ickenham's local shops, cafes, restaurants and transport facilities, with the high street, West Ruislip Tube station (Central Line) and Ickenham Tube station (Metropolitan and Piccadilly lines) only a short walk away. For the motorist the A40/M40/M25 is within close proximity, providing easy and direct access into central London and surrounding Home Counties.

Available immediately, unfurnished.

\*Please note all dimensions and descriptions are to be used as a guide only by any prospective tenant and do not constitute representations of fact or form part of any offer or contract.





**Ground Floor**

Approx. 49.5 sq. metres (533.0 sq. feet)

**First Floor**

Approx. 31.9 sq. metres (343.6 sq. feet)

**Total area: approx. 81.4 sq. metres (876.6 sq. feet)**

This floorplan is not to scale. It is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed.  
Plan produced using PlanUp.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





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