

Warren Road

Ickenham • Middlesex • UB10 8AA

Guide Price: £1,200,000



coopers
est 1986

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Set peacefully on Warren Road this substantial six bedroom detached house and presents a ready made luxury home with a flexible floorplan and a choice of generously proportioned living areas.

Briefly the residence comprises of a large hall, stylish and fitted kitchen, dining room, living room, guest cloakroom, six bedrooms, two en suites and master bathroom. Further benefits to mention from this impressive home; a large garage with internal access and off street parking for many cars with a secluded rear garden.

6 bedroom detached

3 bathrooms

4 years on NHBC

Privately gated

Garage with internal access

Large driveway

Large private garden with patio

Close to local schools

Stations within short travel distance

Ickenham shops and local facilities in close proximity

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.





Directions

From our Ickenham office, proceed right and continue on Swakeleys Road. At the traffic lights, turn left on Thornhill Road. At the end of the road, turn right then, immediately left onto Warren Road. The property is located up the road on the left hand side.

Situation

Warren Road is a stroll to the Ickenham village shops, restaurants and Metropolitan / Piccadilly line train station with it's direct links to The City and Baker Street, while London and the Home Counties are easily accessed via the A40/M25. A number of highly regarded schools are within close proximity including Breakspear Junior School and Vyners Senior School, along with a number of leisure areas and facilities including Swakeleys Park, Ruislip Golf Course and Uxbridge Lesuire Centre which has a modern gym and swimming pool. Uxbridge Town Centre is a short drive, bus or train journey away and offers an extensive range of shops, restaurants and bars.

Description

A fabulous detached family home privately set behind iron gates and nestled on Warren road, one of the area's most sought after and prestigious locations. Offering expansive living and multiple entertaining space arranged over three floors, this gorgeous and substantial detached house of over 2700 sq ft has been designed and built to the highest quality within the last 6 years. The property comes with 6 CCTV cameras with phone and tablet compatibility, Cat 5e cabling and a media distribution system installed in reception rooms, kitchen and bedrooms.

On the ground floor, there is a large and spacious entrance hall way with access into the internal garage and the downstairs cloakroom. To the left you have the dining room, perfect for entertaining guests. Further on into the property you have the reception room with bi-fold doors leading into the garden. At the back of the house with views into the outdoor space is the large kitchen/diner with large island sitting in the center of the room and fitted appliances surrounding on all walls. The utility room is off of the kitchen with access to the side passage. The downstairs is fully tiled, with the exception of the reception room. There is economic underfloor gas central heating to the ground and first floors.

On the first floor, the landing area leads to all five of the six bedrooms. The master bedroom is to the right and looking out into the garden. It is a very large space and comes with an en-suite shower room. There are a further four bedrooms on this floor, two sitting double beds and wardrobe storage, one being used as a large study and the final being converted into a walk in wardrobe. There is also a bathroom with a three piece suite.

On the second floor is a large double bedroom with en suite bathroom and eve storage.

Beautifully appointed and with a continued elegance throughout this residence is ready made for a luxury lifestyle and delivers the ultimate family haven.

Outside

To the front of the property, in a privately gated driveway, is enough parking for a multitude of cars. Side access leads to the rear of the property and onto the rear patio for outdoor seating. The garden from here is laid to lawn and provides a perfect outdoor space.



Schools:

Vyners Secondary School 0.2 miles
The Douay Martyrs Secondary School 0.9 miles
The Breakspear Primary School 0.9 miles



Train:

Hillingdon 0.7 miles
Ickenham 0.9 miles
Uxbridge 1.1 miles



Car:

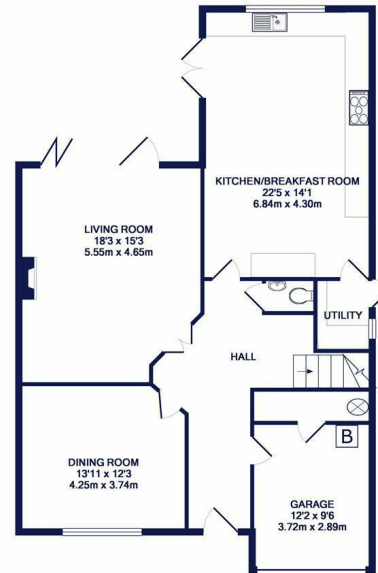
M4, A40, M25, M40



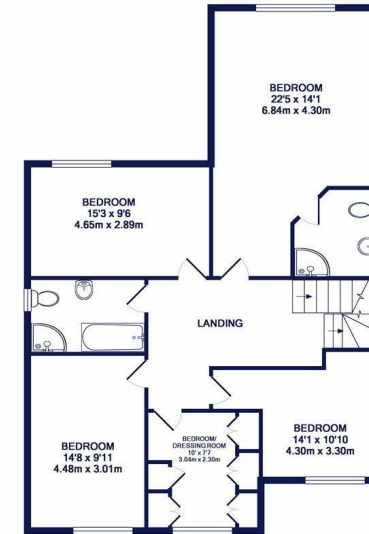
Council Tax Band:

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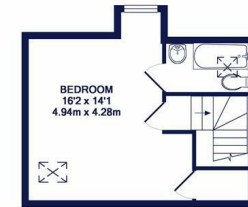
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR



1ST FLOOR



2ND FLOOR

TOTAL APPROX. FLOOR AREA 2738 SQ.FT. (254.4 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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.
Made with Metropix G2017



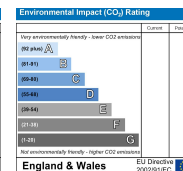
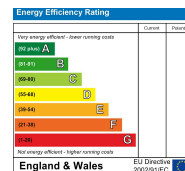
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Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation 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.