



## Warren Road, Ickenham, Middlesex, UB10 8AA

- Traditional Detached Residence
- Three Brand New Bathrooms & Additional WC
- Generous Rear Garden
- Brand New Fitted Kitchen
- Recently Refurbished Throughout
- Six Spacious Bedrooms
- Gated Own Driveway to Garage & Parking for Multiple Cars
- Huge Potential to Extend (STPP)
- Three Reception Rooms
- EPC Rating: TBC

**Asking Price £1,500,000**

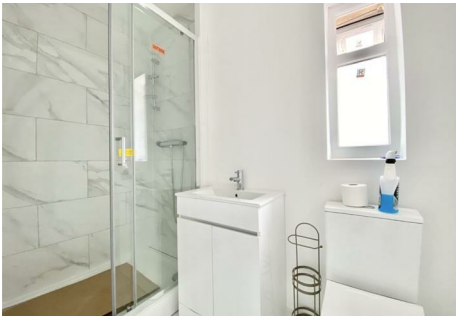


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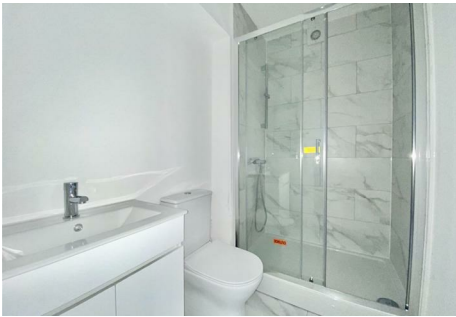


Situated on a popular residential road in Ickenham on Warren Road is this commanding, six bedroom, three bathroom detached residence being offered for sale with NO ONWARD CHAIN. The property has recently been entirely refurbished throughout and has further potential to develop and extend subject to planning permission.

The property comprises entrance foyer, three reception rooms, brand new fitted kitchen, ground floor sixth bedroom along with two ground floor shower rooms. To the first floor there are five bedrooms, separate w.c and a modern shower room. Outside, the property has a gated own driveway with parking for multiple vehicles, you have a large garage and to the rear a generous garden comprising part patio and part lawn.

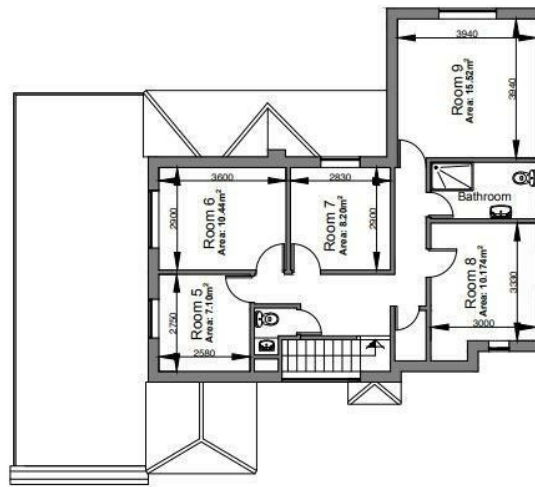
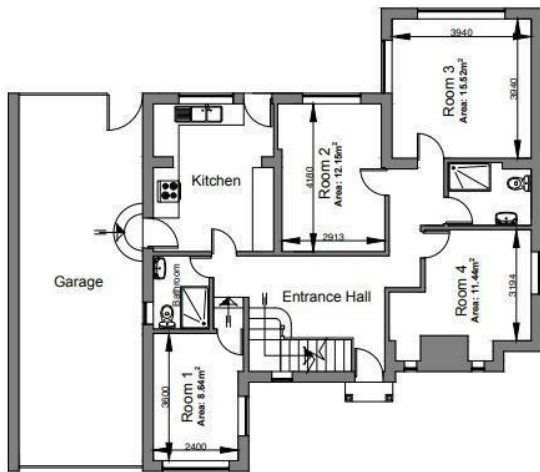


Situation - Warren Road is a stroll to the Ickenham village shops, restaurants and Metropolitan / Piccadilly line train station with it's direct links to The City and Baker Street, while London and the Home Counties are easily accessed via the A40/M25. A number of highly regarded schools are within close 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.



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### Viewings

Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

