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Woodstock Drive, Ickenham, Uxbridge, UB10 8EF
£875,000

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- Detached
- Five/Six Bedrooms
- Three/Four Reception Rooms
- Large Driveway & Rear Access with Parking for Multiple Vehicles
- 2586 sq ft with Potential to Extend (STPP)
- Large Corner Plot
- Sunny South West Rear Aspect
- Walking Distance to Ickenham High Street
- Within Vyners School Catchment
- Easy Access to A40/M40/M25

Description

This delightful and substantial family home is on the market for the first time in almost 50 years. Downstairs comprises a welcoming entrance hall, double reception room, modern fitted kitchen, a further reception room (or bedroom), games room, double bedroom, downstairs WC & utility/shower room.

Rising to the first floor enjoys four generously sized double bedrooms, with the largest measuring an impressive 20'7" x 13'11" and flooded with dual aspect light. The first floor has ample storage space and a family bathroom.

The front garden with a paved driveway space for off street parking. To the rear a beautiful landscape private garden with an outbuilding, perfect for outside dining and entertainment.

Situation

Woodstock Drive is just a short distance from Ickenham Village with a range of shops, restaurants and pubs. Ickenham Station offers the Metropolitan and Piccadilly lines whilst West Ruislip Station is serviced by the Central line and Chiltern Railways to Marylebone. 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. There are leisure areas and facilities nearby including Swakeleys Park, Ickenham Cricket Club and Hillingdon Sports & Leisure Centre which has a modern gym, indoor swimming pool and iconic outdoor pool. Uxbridge Town Centre is a short drive, bus or walk away and offers an extensive range of shops, restaurants and bars.



Woodstock Drive, Ickenham, UB10
Approximate Area (Excluding Eaves) = 2263 sq ft / 210.2 sq m
Outbuilding & Store = 323 sq ft / 30.0 sq m
Total = 2586 sq ft / 240.2 sq m
For identification only - Not to scale

Ground Floor

Outbuilding
8.25 x 3.33
27'1" x 10'11"

Garden
Extends To
10.05 x 33'0"

Bedroom
4.32 max x
3.28 max
14'2" x 10'9"

Games Room
3.66 x 2.55
12'0" x 8'4"

Reception /
Bedroom
3.79 x 3.66
12'5" x 12'0"

Store

Up

Double
Reception Room
8.38 max x
4.80 max
27'6" x 15'9"

Kitchen
4.25 x 3.59
13'11" x 11'9"

Extends To
10.69 x 35'1"

First Floor

Bedroom
4.32 max x
3.34 max
14'2" x 10'11"

Bedroom
4.05 max x
3.38 max
13'3" x 11'1"

Eaves
5.15 x 3.63
16'11" x 11'11"

Bedroom
6.27 max x
4.25 max
20'7" x 13'11"

Bedroom
4.07 max x
3.29 max
13'4" x 10'10"

Eaves
4.13 x 2.13
13'7" x 7'0"

Legend:
OH = Ceiling Height
= Reduced headroom below 1.5m / 5'0"

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2024. Produced for Allday & Miller.

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A map of the Swakeleys Play Park area. The map shows a network of roads including Harvil Rd, B467, Woodstock Dr, Warren Rd, and A40. A green location pin is placed on Woodstock Dr, near the intersection with B467. A green tree icon is also visible near the park's name. The map is credited to Google and has a copyright notice for 2025.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		66	80

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

England & Wales		EU Directive 2002/91/EC	

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