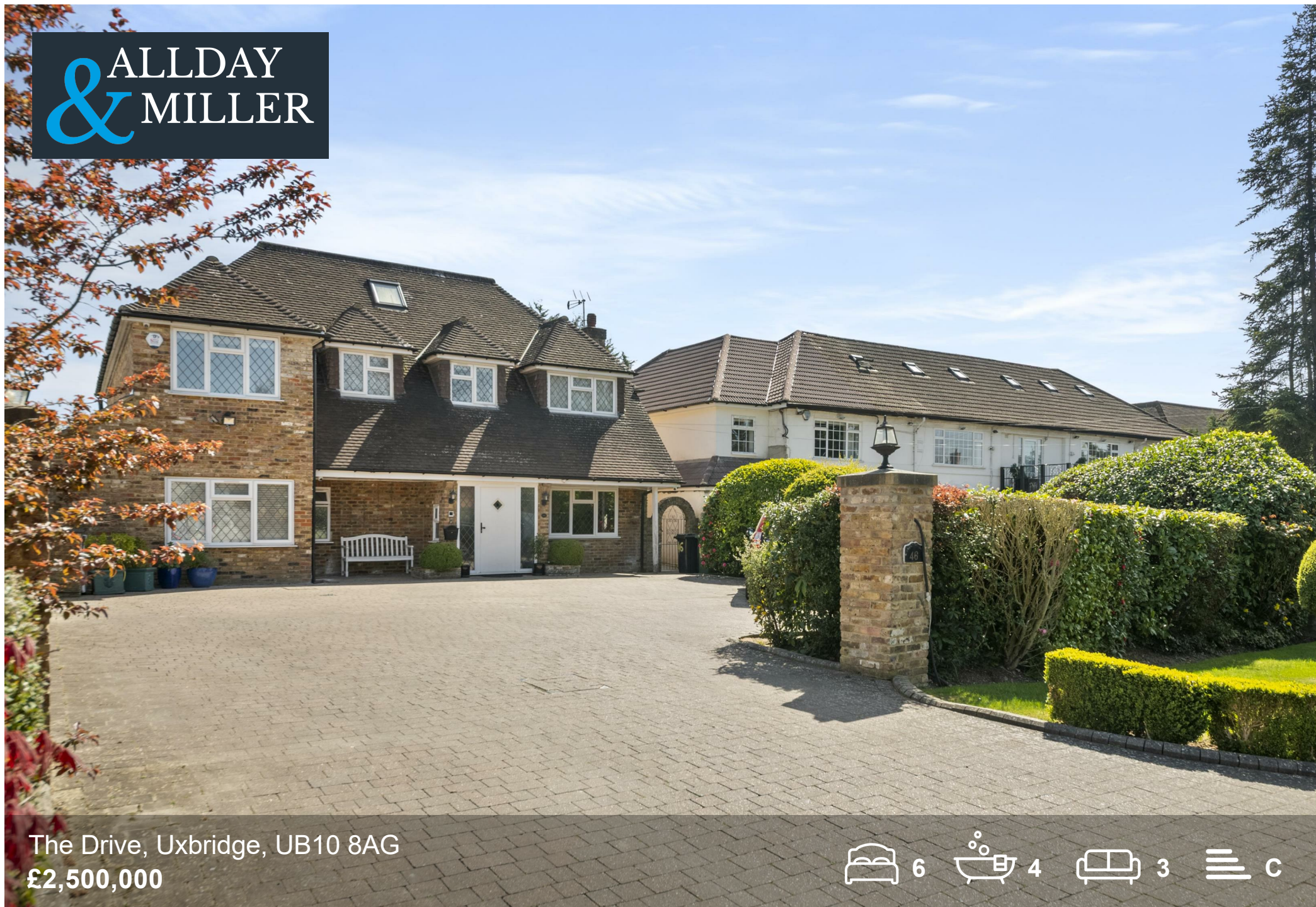


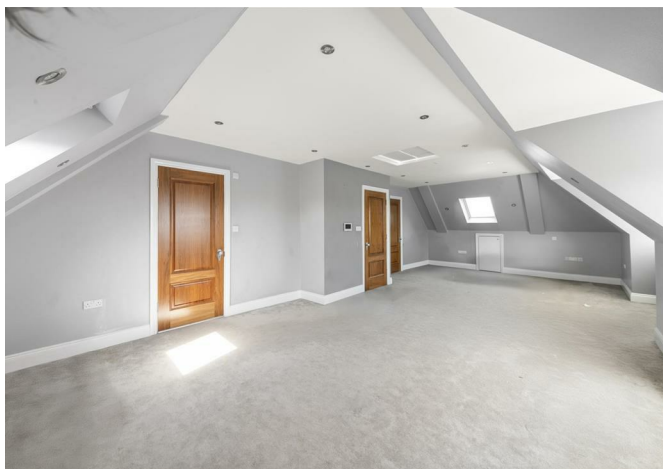
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The Drive, Uxbridge, UB10 8AG  
£2,500,000

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The Drive, Uxbridge, UB10 8AG

**£2,500,000**

- Extended Five/Six Bedroom Detached Residence
- Four Bathrooms
- Large Outbuilding
- Large Driveway
- 4236 Sq Ft/ 393 Sq M
- Premier Private Road
- 41 Ft Open Plan Kitchen Living Area
- Expansive Bedrooms



## Description

This beautifully presented home offers generous living space across three floors. The ground floor boasts a spacious and welcoming entrance hall, two spacious front aspect reception rooms, one of which could be used as a ground floor bedroom, a practical utility room, downstairs WC, and a spectacular 41ft open-plan kitchen/dining area filled with natural light and complete with bifold doors opening to the rear garden.

The first floor features four well-proportioned bedrooms and three modern bathrooms. While the second floor hosts a large bedroom and an additional bathroom — perfect for guests or a private retreat.

Externally, the property offers a large front drive with ample parking. To the rear enjoys a stunning private garden complete with a versatile workshop outbuilding, ideal for extra storage.

## Situation

The Drive, the most desirable private road in the area being in the heart of Ickenham in easy reach of the high street with its variety of local shops, cafes and coffee shops. Ickenham & Uxbridge stations are just moments away with the Metropolitan & Piccadilly Line giving easy links to central London and the surrounding. For the motorist the A40 just 0.5 miles away. A number of highly regarded schools in the local area include Breakspear Primary School, Vyners & Douay Martyrs High School.





**The Drive, Ickenham, Uxbridge, UB10**

Approximate Area (Excluding Eaves) = 3826 sq ft / 355.4 sq m  
Workshop = 410 sq ft / 38.1 sq m  
Total = 4236 / 393.5 sq m  
For identification only - Not to scale

**Ground Floor**

- Workshop: 3.83 x 3.36 (127' x 11'0")
- Workshop: 6.38 x 3.83 (20'11" x 12'7")
- Garden: 28.72 x 15.80 (94'3" x 51'10")
- Reception / Dining Room / Kitchen: 12.75 max x 6.20 max (41'10" x 20'4")
- Utility Room: 3.76 x 2.13 (12'4" x 7'0")
- Entrance Hall
- Play Room: 5.82 max x 3.48 max (19'1" x 11'5")
- Reception Room: 5.08 x 3.76 (16'8" x 12'4")

**First Floor**

- Bedroom: 5.16 max x 4.85 max (16'11" x 15'11")
- Bedroom: 4.85 max x 3.94 max (15'11" x 12'11")
- Bedroom: 3.91 max x 3.45 max (12'10" x 11'4")
- Bedroom: 5.51 max x 2.44 max (18'1" x 8'0")
- 2.44 x 1.96 (8'0" x 6'5")

**Second Floor**

- Eaves
- Bedroom: 8.74 max x 4.19 min (28'8" x 13'9")
- Walk-In Wardrobe: 3.20 x 2.92 (10'6" x 9'7")
- Dn
- Up

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025.  
Produced for Allday & Miller.

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estate agents

## A map snippet from Google Maps showing a residential area. A green location pin is placed on a road. The road is labeled 'Harvil Rd' and 'B467'. Another road, 'Woodstock Dr', is also labeled. The area is mostly green, indicating grass or trees. The Google logo is visible in the bottom left corner, and 'Map data ©2025' is in the bottom right corner.

| Energy Efficiency Rating                                                                                                                                                                                                                                                                     | Current | Potential | Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                                                                                     | Current | Potential |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> | 74      | 81        | <p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p> |         |           |
| <b>England &amp; Wales</b><br>EU Directive<br>2002/91/EC                                                                                                                                                |         |           | <b>England &amp; Wales</b><br>EU Directive<br>2002/91/EC                                                                                                                                                                                      |         |           |

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