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Highfield Drive, Ickenham, UB10 8AN
£1,250,000

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- Four Bedroom Detached House
- Double Garage via Own Drive
- Additional Off Street Parking
- Ground Floor W.C
- Short Drive to A40/M4/M25
- Potential to Extend (Subject to Planning)
- Nearby to Highly Regarded Schools
- Exclusive Road
- Master Bedroom with En Suite
- Stunning Large Garden Perfect for Outside Dining & Entertaining

Description

The property boasts a generous layout that includes three inviting reception rooms, ideal for both relaxation and entertaining guests.

The heart of the home is complemented by a well-appointed kitchen, which flows seamlessly into the dining area, creating a warm and welcoming atmosphere. The property features two modern bathrooms, along with a convenient ground floor W.C., ensuring that the needs of a busy household are well catered for.

One of the standout features of this residence is the large garden, providing a private outdoor sanctuary for children to play or for hosting summer gatherings. The expansive outdoor space is perfect for gardening enthusiasts or those who simply wish to enjoy the tranquillity of nature. Additionally, the property includes a double garage accessed via its own driveway, offering ample parking and storage solutions. This feature adds to the convenience and appeal of the home, making it an excellent choice for families or professionals seeking a peaceful retreat while remaining well-connected to local amenities.

Situation

Highfield Drive located in close proximity to Ickenham High Street and it's selection of shops, cafes, restaurants and pubs. This property is close to both West Ruislip and Ickenham tube stations offering easy access into central London via the Central and Metropolitan / Piccadilly lines. For the motorist the property is well located to the A40/M25 with it's access into London and the Home Counties. For families with children in education there are a selection of schools nearby to include Breakspear & Glebe Primary school and, Vyners Secondary school and Douay Martyrs Secondary school.



Highfield Drive, UB10

Approximate Area (Including Garage) = 1901 sq ft / 176.6 sq m
Shed = 137 sq ft / 12.7 sq m
Total = 2038 sq ft / 189.3 sq m
For identification only - Not to scale

Ground Floor

Garden
47.00 x 10.00
154'2" x 32'10"

Driveway
10.00 x 9.00
32'10" x 29'6"

Garage
4.99 x 4.90
16'4" x 16'1"

Dining Room
4.21 x 3.02
13'10" x 9'11"

Reception Room
6.06 x 3.61
19'11" x 11'10"

Kitchen
4.79 max x
4.59 max
15'9" x 15'1"

Entrance Hall

Study
2.85 x 2.43
9'4" x 8'0"

Shed
4.60 x 2.75
15'1" x 9'0"

(Not Shown In Actual
Location / Orientation)

First Floor

Bedroom
3.05 max x
2.56 max
10'0" x 8'5"

Bedroom
3.63 x 2.93
11'11" x 9'7"

Bedroom
2.98 min x
2.93 max
9'9" x 9'7"

Bedroom
4.95 min x
4.52 max
16'3" x 14'10"

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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A map view from Google Maps showing a residential area. A green location pin is placed on a road, likely B467, near a small blue pond. The map includes labels for Harvil Rd, B467, Gibson Rd, Woodstock Dr, and Warren Rd. The Google logo and 'Map data ©2025' are visible at the bottom.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating					
	Current	Potential		Current	Potential		
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		69	80	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales EU Directive 2002/91/EC				England & Wales EU Directive 2002/91/EC			

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