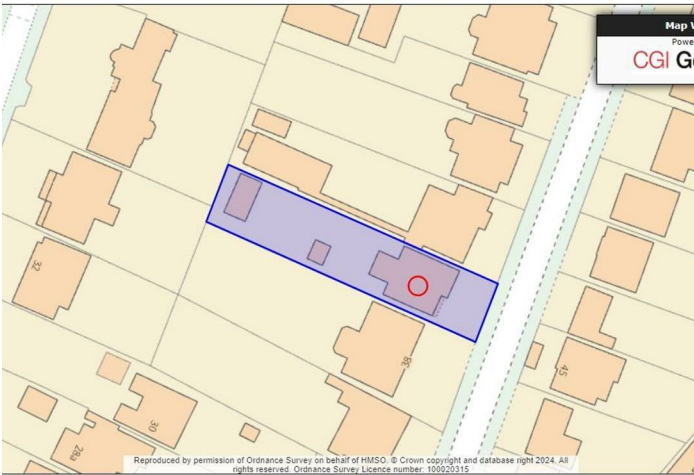




Highfield Drive, Ickenham, UB10 8AN
Guide Price £2,249,999

DBK
ESTATE AGENTS



Highfield Drive, Ickenham, UB10 8AN

Guide Price £2,249,999

An exquisite residence meticulously designed and beautifully crafted, boasting a wealth of features and high-end finishes and offering a generous living space of 5,266 sq.ft.

This home truly offers a harmonious blend of sophistication, functionality and security with the added benefit of Approved Planning Permission for a 4m ground floor rear extension.

Arranged over three floors, this well-appointed home showcases high specifications throughout ensuring a luxurious and comfortable lifestyle with SIX bedrooms, FIVE of which are accompanied with ensuites, fitted wardrobes and fitted bed frames.

The ground floor welcomes you with two reception rooms, a dining room and a charming orangery providing versatile spaces for entertaining or quiet family moments. The kitchen is a culinary haven, boasting breathtaking design, integrated appliances, a breakfast island and a separate spice kitchen for added convenience. The attention to detail in the kitchen is sure to inspire culinary creativity.

Additional features include a home office and a cloakroom, addressing the needs of modern living. The expansive rear garden is complemented with a sunroom, a brick outbuilding and is accessible through side gated access making the ideal setting for various outdoor activities and storage.

Security is a top priority, evidenced by the electric gated front driveway, CCTV system and an integrated security system.

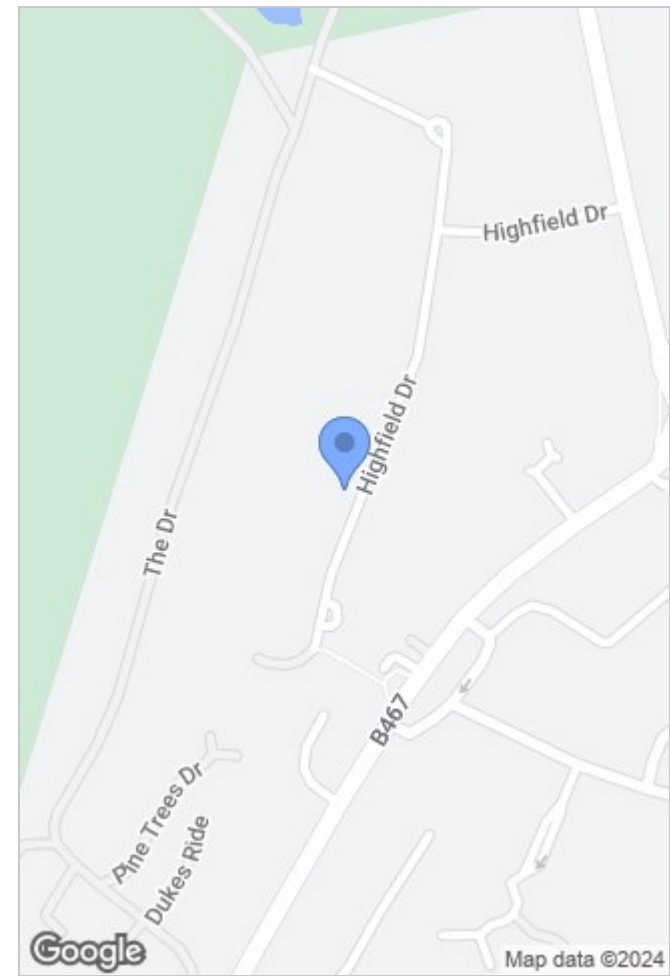
Key Features

- Built in 2013 with ****Further Planning Permission Approved****
 - 0.24 Acre Plot + Circa 5,266 Sq.Ft
- Well Appointed Detached Family Home Arranged Over Three Floors
 - High Specifications Throughout
- Six Bedrooms (Five with Fitted Wardrobes, Fitted Bed Frames + Ensuites)
- Two Reception Rooms + Dining Room + Orangery
- Breath-taking Kitchen with Integrated Appliances + Breakfast Island
- Separate Spice Kitchen + Home Office + Cloakroom
- Expansive Rear Garden with Side Gated Access + Sunroom + Brick Out Building
- Electric Gated Front Driveway + CCTV + Security System



Highfield Drive

Approximate Gross Internal Area = 4608 sq ft / 428.1 sq m
 (Excluding Reduced Headroom / Void)
 Reduced Headroom = 88 sq ft / 8.2 sq m
 Conservatory = 132 sq ft / 12.3 sq m
 Shed / Storage = 438 sq ft / 40.7 sq m
 Total = 5266 sq ft / 489.3 sq m



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		1	1
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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		1	1
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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