

# Heythrop Drive

Ickenham • Middlesex • UB10 8DT

Offers In Excess Of: £1,150,000



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est 1986

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This stunning detached home will immediately impress having been kept in fantastic condition throughout. It enjoys a flexible floorplan with generously sized rooms throughout. This house benefits from five spacious bedrooms, a modern open plan living/dining room, kitchen/utility room, a cinema room, a downstairs office, a garden, and a driveway to the front providing off street parking for three cars. This attractive home is ideal for a family looking for more space in a quiet cul-de-sac.

Detached home

Five bedrooms

Large living area

Cinema room

Three bathrooms

Off street parking

Closeby to Ickenham high-street

Near by to sought after schools

Close to train lines

Easy access to A40/M40/M25

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





### Property

As you enter this beautifully presented home, you are first met by an entrance porch which leads into airy, open hallway. To the right of the hallway there is an office, perfect when working from home, and the convenience of a downstairs w/c. As you walk through the hall you enter into the spacious, open planned lounge and dining room, with views into the garden. To the right of the living rooms is the modern, fitted kitchen with integrated Miele appliances. A small utility area is also located in the kitchen. There is also a cinema room, which has the benefit of underfloor heating and ample storage space. As you make your way up the stairs, on the first floor there is a large landing with plenty of space for furniture. There are five, double bedrooms located on the first floor, three have the luxury of fitted wardrobes. Two rooms also have the benefit of en-suites.

### Outside

To the front of the property there is a paved driveway with space for up to three cars. To the rear of the property there easily maintained, secluded paved garden along with side access allowing access from the front to the rear.

### Location

Heythrop Drive is a quiet tree lined residential road where property rarely comes to the market. This property is a short stroll away from Ickenham Village where there is a superb range of Shops, Cafes and Restaurants. Ickenham Station (Metropolitan/Piccadilly lines) provides reliable links into the City and West End. Alternatively West Ruislip Station is serviced by both tube (Central line) and train lines into Marylebone Station. For the motorist the A40 is a short drive away providing access to Central London and the Home Counties. For families, there are a number of highly regarded Schools including Breakspear Infant and Juniors, Glebe Primary School, Vyners and Douay Martyrs Secondary School.



### Schools:

Vyners School 0.1 miles  
The Breakspear School 0.8 miles  
The Douay Martyrs Catholic School 0.8 miles



### Train:

Hillingdon Station 1 mile  
Ickenham Station 1.2 miles  
West Ruislip Station 1.6 miles



### Car:

M4, A40, M25, M40



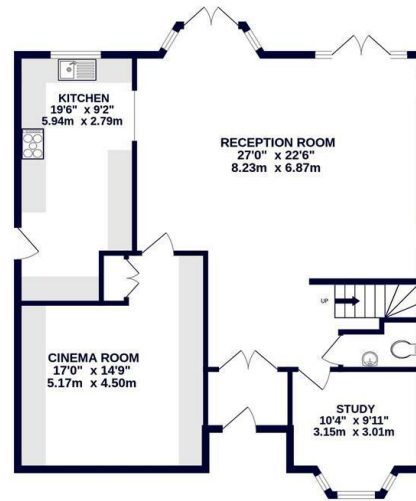
### Council Tax Band:

G

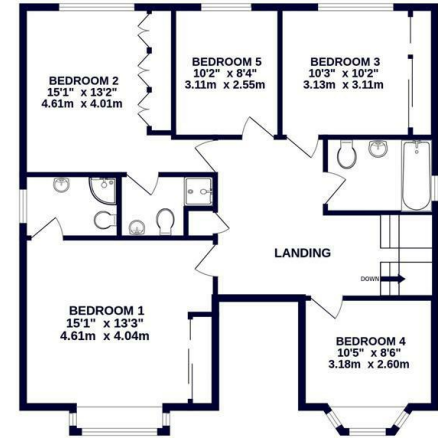
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
1032 sq.ft. (95.9 sq.m.) approx.



1ST FLOOR  
982 sq.ft. (91.2 sq.m.) approx.



TOTAL FLOOR AREA : 2084sq.ft. (193.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	Current	Target
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales	75	83

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.