

# Parkfield Road

Ickenham • Middlesex • UB10 8LN

Guide Price: £1,150,000



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A stunning and modern detached property set in the heart of Ickenham. This property has been expertly extended and designed to create fantastic and versatile space throughout. A viewing is highly recommended so you can truly appreciate the high specification finish that this property has to offer. Parkfield Road is a short stroll to the village shops, restaurants and both Ickenham and West Ruislip underground stations with it's direct links to The City and Baker Street, while London and the Home Counties are easily accessed via the A40.

Detached

Five bedrooms

Four bathrooms

Fully extended and modernised

Open plan living to rear

Bi-fold doors leading to garden

Porcelanosa tiling in all bathrooms

Electric car charging point

Ample off street parking

Walking distance to tube lines

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 the property you are welcomed by a large wide hallway. To your left is a front reception room that can also be used as a fifth bedroom or study/office, to your right is large double bedroom with its own en-suite. At the end of the hallway and to the rear of the property is the impressive open plan kitchen/diner/living space. This is a wonderful and vast space making it perfect for the family to enjoy the modern way of living. From here there are bi-fold doors opening up to the garden. The kitchen comes equipped with quartz worktops, all of your integrated appliances, an induction hob and over head extractor hood, and ample storage units. Completing the downstairs accommodation is a utility/boiler room, and a separate w/c. To the first floor there are three large bedrooms all benefiting from an en-suite. All bathrooms have been finished to a high specification including Porcelanosa tiles.

### Outside

To the front of the property there is a block paved driveway providing off street parking. To the left there is a side gate leading to the garden. Also installed is a charging point for electric vehicles. To the rear there is a fantastic size garden and patio area for the family to enjoy. To the rear there is the potential to install a purpose build outbuilding (STPP)

### Location

Located in one of Ickenham's most prestigious areas, Parkfield Road is only moments away from local sought after schools including Vyners and Breakspear, walking distance to the scenic views of Swakeleys Park, Swakeleys Tennis Club and Swakeleys House. Ickenham Village is also a short distance away with its array of local shops, restaurants and public houses. Bus routes are scattered across the Ickenham area with easy access to Ruislip & Uxbridge with the added benefit of Ickenham & West Ruislip Stations (Metropolitan, Piccadilly, Central & Chiltern lines), A40/M40/M25 access is also close by.



### Schools:

The Douay Martyrs Secondary 0.5 miles  
Glebe Primary 0.6 miles  
Vyners Secondary 1.0 mile



### Train:

West Ruislip 0.4 miles  
Ickenham 0.5 miles  
Hillingdon 1.0 miles



### Car:

M4, A40, M25, M40



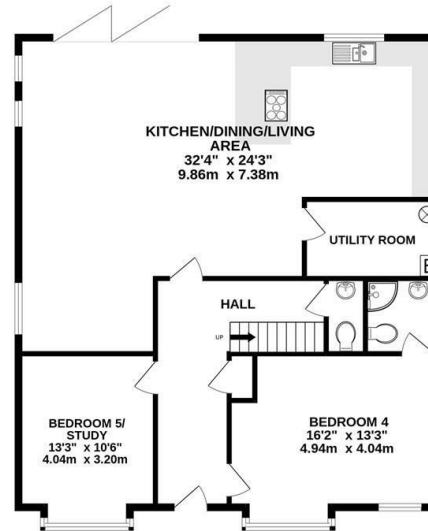
### Council Tax Band:

F

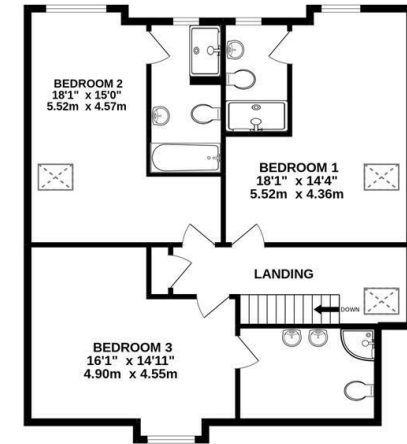
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
1184 sq.ft. (110.0 sq.m.) approx.



1ST FLOOR  
902 sq.ft. (83.8 sq.m.) approx.



TOTAL FLOOR AREA : 2086 sq.ft. (193.8 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		
Energy efficient	B		
Decent energy efficiency	C		
Below average energy efficiency	D		
Less energy efficient	E		
Not energy efficient - higher running costs	F		
Very poorly energy efficient - highest running costs	G		
England & Wales		EG	EG
		2022/01/10	

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.