

Warren Road

Ickenham • Middlesex • UB10 8AA

Guide Price: £870,000



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est 1986

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Set peacefully on Warren Road this detached home offers an abundance of space and light for the family to enjoy. The property is within close proximity to Vyners School and conveniently located being a short stroll to the Ickenham village shops, restaurants and transport links.

Detached

Four/Five bedrooms

Off street parking

Large pool house

Potential to extend (STPP)

Sought after road

Close proximity to well regarded schools

Secluded garden

Tube stations close by

Easy access to A40/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

To the ground floor there is an entrance hallway, a large living room opening up to the garden, a fitted kitchen, a further reception room or fifth bedroom, and a garage conversion creating a large bedroom with walk in shower. To the first floor there is a fantastic size master bedroom, and another two bedrooms. Completing the upstairs accommodation is the family bathroom.

Outside

To the front of the property there is a paved driveway providing ample off street parking. From the driveway there is access to the garden to the left and right of the property. The garden has a patio and lawn area, and to the rear there is a large pool house.

Location

Warren Road is a stroll to the Ickenham village shops, restaurants and Metropolitan / Piccadilly line train station with it's direct links to The City and Baker Street, while London and the Home Counties are easily accessed via the A40/M25. A number of highly regarded schools are within close proximity including Breakspear Junior School and Vyners Senior School, along with a number of leisure areas and facilities including Swakeleys Park, Ruislip Golf Course and Uxbridge Leisure Centre which has a modern gym and swimming pool. Uxbridge Town Centre is a short drive, bus or train journey away and offers an extensive range of shops, restaurants and bars.



Schools:

Vyners Secondary School 0.2 miles
The Douay Martyrs Secondary School 0.9 miles
The Breakspear Primary School 0.9 miles



Train:

Hillingdon 0.7 miles
Ickenham 0.9 miles
Uxbridge 1.1 miles



Car:

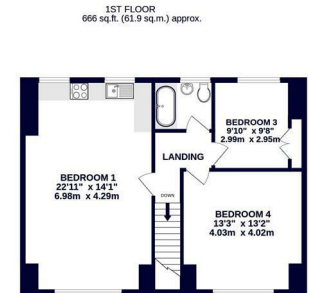
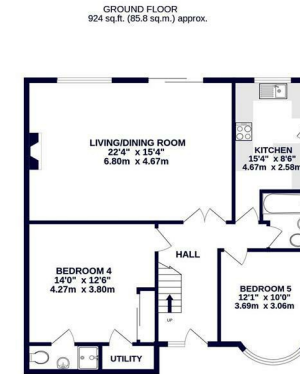
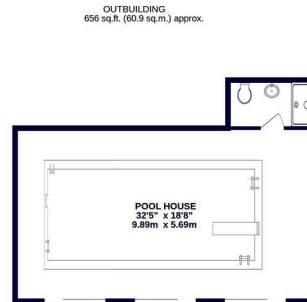
M4, A40, M25, M40



Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



TOTAL FLOOR AREA : 2246 sq.ft. (208.6 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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01895 547 011

27-29 Swakeleys Road, Ickenham,
Middlesex, UB10 8DF

ickenham@coopersresidential.co.uk

CoopersResidential.co.uk

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	03/09/2022	01/10/2022

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.