

# Halford Road

Ickenham • Middlesex • UB10 8PZ

Guide Price: £1,130,000



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est 1986

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Boasting four bedrooms and two bathrooms this immaculately presented home is ideal for the large or growing family looking for extra space. The property offers an abundance of space, a flexible floor plan, and a fantastic sized garden for the family to enjoy. The property is close by 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

Three/four bedrooms

Modern interior throughout

Ample off street parking

Large outbuilding

Fantastic location

Landscaped garden

Minutes from Ickenham high street

Near to sought after schools

Easy access to the 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 four bedroom home, you are first met by an entrance hall. Directly to the left is the convenience of a downstairs w/c. and as you make your way down the hall you enter into the large open plan living room with expansive views into the landscaped garden through the bi-fold doors. To the front of the house, there is a downstairs fourth bedroom, a home study area with access onto the first floor, a light filled ground floor master bedroom with a fitted walk in wardrobe also giving access into the modern fitted bathroom. This bedroom also boasts the the luxury of a dressing room. On the first floor, there are two additional bedrooms, one benefitting from fitted wardrobes, and a family bathroom is located off of the spacious landing. The home benefits from having a home gym, which is accessed from the kitchen, or from the garden. The property also comes with CCTV, and a EV charging point.

### Outside

This property has a sizable, gated, paved driveway that provides ample off-street parking. There is an elegant garden with an immense lawn and immaculate landscaping to the rear of the property. Mature trees and shrubs border the garden for privacy. There is a paved patio area, which also has a wooden hot tub shelter, perfect for entertaining in the summer months. To the far end of the garden, there is a large, modern, studio/office. Which is great for working from home, or extra living space.

### Location

Halford Road is set just off Swakeleys Drive and in between both Ickenham and Hillingdon's shops, cafes, parks and restaurants. Ickenham Station and Hillingdon Station are both within easy reach and offer the Metropolitan and Piccadilly lines towards Uxbridge Town Centre or London. Alternatively West Ruislip Station is short drive or bus journey away and offers both the Central line into London and the National Rail into Marylebone Station. The A40 is a short drive away providing access to Ealing, Acton and London. For families, there are a number of highly regarded schools including Vyners and Douay Martyrs Secondary and Glebe Primary.



### Schools:

The Douay Martyrs Catholic School 0.4 miles  
Vyners School 0.4 miles  
Glebe Primary School 0.7 miles



### Train:

Hillingdon Station 0.2 miles  
Ickenham Station 0.6 miles  
West Ruislip Station 1.1 miles



### Car:

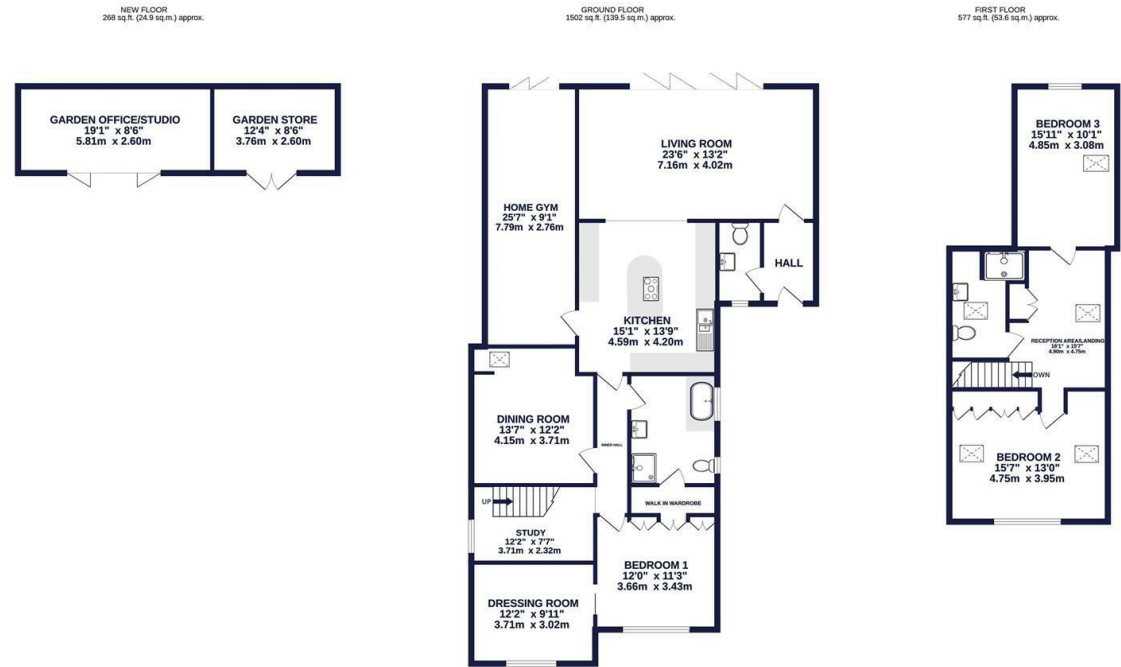
M4, A40, M25, M40



### Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



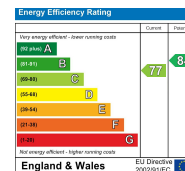
TOTAL FLOOR AREA : 2346 sq.ft. (218.0 sq.m.) approx.

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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