

Halford Road

Ickenham • Middlesex • UB10 8QA

Guide Price: £875,000



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est 1986

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Boasting three spacious bedrooms this magnificent detached property is ideal for the large or growing family looking for extra space. The family home offers an abundance of space, a flexible floor plan and a fantastic sized garden. This property is the perfect choice with it's convenient location close to tube lines, the A40, and local amenities.

Detached

Three bedrooms

Two reception rooms

Off street parking

Garage with workshop

Outbuilding

Large garden

Sought after location

Walking distance to tube lines

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

Set in a fantastic and sought after location in Ickenham is this detached family home. The property comprises; an entrance porch and hallway, two front facing double bedrooms, a fitted kitchen with access to the garden, a family bathroom, a dining room, and a spacious living room to the rear with doors leading out to the garden. Completing the accommodation and on the first floor is the third bedroom.

Outside

To the front of the property there is a driveway providing ample off street parking, and to the right of the property is access to the garage. To the rear there is a well established garden with a patio area and large lawn that is surrounded by shrubs and greenery offering privacy for the family. In addition there is an outbuilding which is currently utilised as a gym. From the garden there is access to the rear of the garage that has been converted to a functional workshop.

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:

Glebe Primary School 0.6 miles
Vyners School 0.5 miles
St Helen's College 0.9 miles



Train:

Hillingdon 0.3 miles
Ickenham 0.4 miles
West Ruislip 0.9 miles



Car:

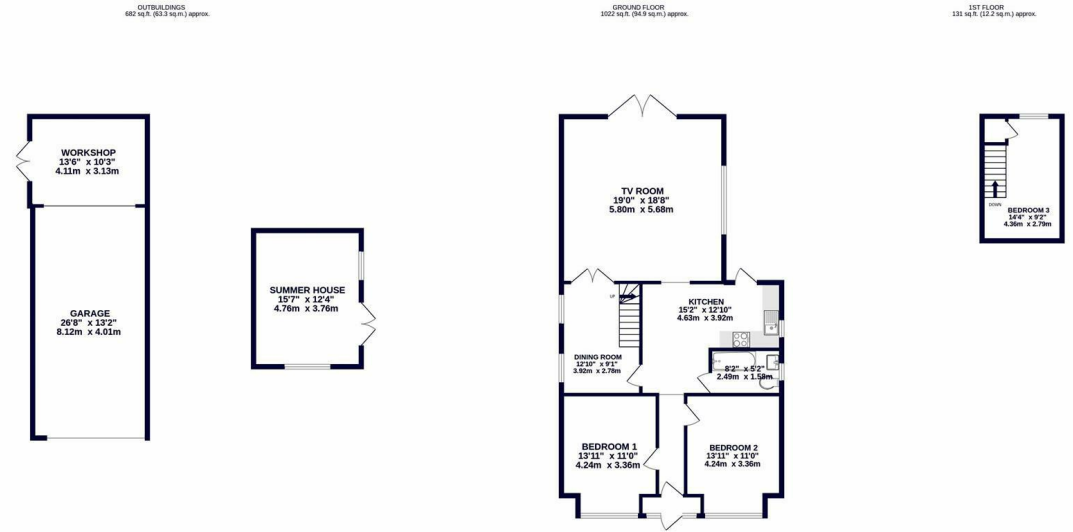
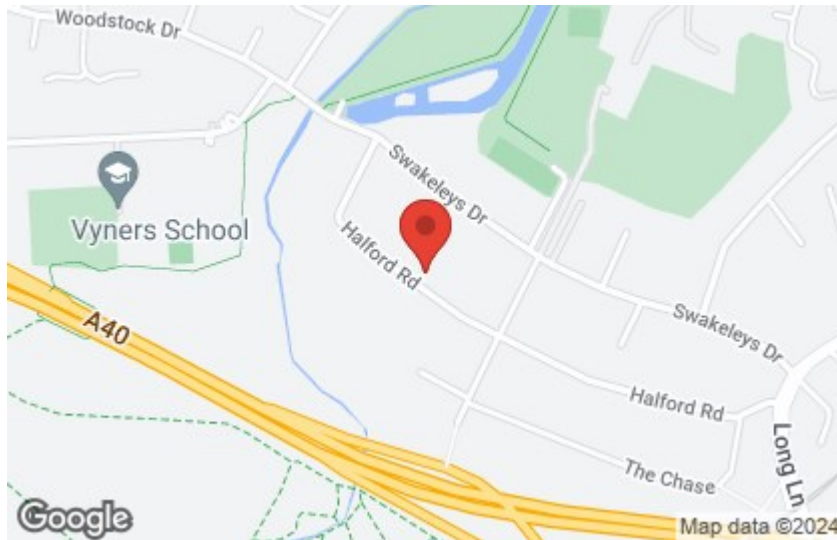
M4, A40, M25, M40



Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



TOTAL FLOOR AREA: 1834 sq.ft. (170.4 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		

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.