

# Swakeleys Drive

Ickenham • Middlesex • UB10 8QB

Guide Price: £1,400,000



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This attractive five bedroom, three bathroom detached home is presented in immaculate condition throughout and offers ample space for the family to enjoy. Located on the sought after Swakeleys Drive, the property is within a short walking distance of Swakeleys Park, Vyners School, Breakspear School and Ickenham Village High Street, which has a range of shops, hairdressers, cafes, pubs, restaurants, churches and transport links.

Detached

Five bedrooms

Large garden

Spacious interior throughout

Ample off street parking

Three bathrooms

Close to sought after schools

Walking distance to train lines

Minutes from Ickenham high street

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 substantial family home, you are first welcomed by a large, airy entrance hallway. To the front of the home, there is the convenience of a home study, private dining room and w/c. To the rear of the home, there is a spacious living room, utility, an open plan fitted kitchen and breakfast room, which then opens into a light filled family room with views overlooking the large garden. On the first floor there are four double bedrooms that all benefit luxury fitted wardrobes, and a single fifth bedroom. Bedrooms one and four also benefit from their own en-suite bathroom. There is an additional spacious family bathroom located off of the landing, and on the second floor there is a further bedroom and lounge area which is the perfect space for a teenager to relax and enjoy. This room benefits from eaves storage space.

### Outside

This property offers ample off street parking, having a large pebbled driveway. To the rear, there is a fantastic landscaped garden, surrounded by mature shrubbery making the perfect private oasis. There is also the benefit of a large patio area, great for entertaining in the summer months.

### Location

Swakeleys Drive is a sought-after location, being a quiet and peaceful neighbourhood, with close proximity to well-regarded schools such as Breakspear and Glebe primary, Douay Martyrs and Vyners secondary schools. There are excellent transport links with the A40 a short drive away providing access to London and the M25. Ickenham Village is also nearby with its local shops, restaurants, bars and Ickenham Metropolitan/Piccadilly Line Station. Alternatively West Ruislip is on the Central/Chiltern line. Nearby leisure facilities include Swakeleys tennis club, Wayfarer's lawn tennis club, Ickenham cricket club and Uxbridge golf course.



### Schools:

Vyners Secondary School 0.3 miles  
Douay Martyrs Catholic Secondary School 0.7 miles  
The Breakspear Primary School 0.8 miles



### Train:

Hillingdon Station 0.7 miles  
Ickenham Station 0.9 miles  
West Ruislip Station 1.3 miles



### Car:

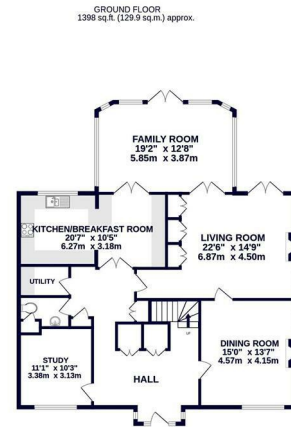
M4, A40, M25, M40



### Council Tax Band:

F

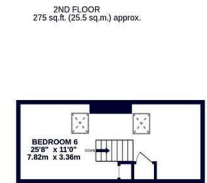
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
1386 sq.ft. (129.9 sq.m.) approx.



1ST FLOOR  
1038 sq.ft. (96.4 sq.m.) approx.



2ND FLOOR  
275 sq.ft. (25.5 sq.m.) approx.

TOTAL FLOOR AREA : 2711 sq.ft. (251.8 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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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		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	7.2	7.8
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Not energy efficient - higher running costs	G		
England & Wales		EPC Directive 2002/91/EC	

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.