

Harecroft Lane

Ickenham • Middlesex • UB10 8FD

Guide Price: £1,600,000



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est 1986

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Boasting over 3,500 sq ft of space and completed to a high standard offering stylish modern interior throughout is this six bedroom detached home set in a gated development in the heart of Ickenham. Enjoying multiple reception rooms, four bathrooms, private rear garden and an impressive double garage this house has plenty to offer for a growing family. Harecroft Lane is a very convenient location in Ickenham as it is a short walk to Ickenham and West Ruislip Stations, local amenities and for the motorist the A40/M40 is easily accessible.

Stunning detached home

Six double bedrooms

Four bathrooms

32ft kitchen/family room

High specification throughout

Over 3500 sq ft

Double integrated garage

Secure gated development

Stones throw from Ickenham Village

Close to West Ruislip and Ickenham Stations

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

Expertly designed and finished to a high standard throughout this home will impress with its grand proportions, open spaces, indoor and outdoor areas and contemporary, ultra stylish features. To the ground floor you are welcomed by an impressive hallway which offers access to all ground floor rooms. To the left and to the front aspect there is a 23ft garage which can be converted or used for additional parking, to the right is the study room and downstairs cloakroom. As you move to the rear of the property there is a convenient utility room, you are then greeted by an impressive open plan living/kitchen family area. Designed to a very modern standard this kitchen boasts all integrated appliances, granite work tops and a breakfast island, there are also French doors from this room into the garden. The vast living area offers a perfect space for the family to enjoy and has underfloor heating throughout the ground floor. On the first floor there are four double bedrooms, the largest of these four benefit a stylish en-suite bathroom and walk-in wardrobe area. The first floor is finished with a family bathroom. The second floor has the remainder of the bedrooms and these also being the bigger rooms, the master bedroom enjoying a four piece bathroom suite and built in cupboards. Bedroom two also having an en-suite bathroom and bedroom three offering a large storage cupboard. A true example of sophisticated, luxury living with everything ready to move into and enjoy.

Outside

At the front there is a brick paved driveway providing parking, there are also options for another space to be created at the front whilst there is also parking on the road outside the house. To the rear of the property is a beautifully maintained laid to lawn area, offering great privacy for a family to enjoy.

Location

Harecroft Lane is set within the stunning and relatively new prestigious development located in the Heart of Ickenham. Harecroft Lane is a gated development offering a quiet setting and further security. The house is a short stroll from Ickenham Village offering easy access to local shops and restaurants. Ickenham train station offers the Metropolitan and Piccadilly Lines providing easy access into Central London. A short walk in the opposite direction brings you to West Ruislip Station which provides access to the Central Line and Chiltern Railways. The Chiltern Railways line can reach Marylebone in under twenty minutes or you can travel further out to the Home Counties and beyond. The A40 is also nearby with its links to London and the Home Counties. For families there are a number of highly regarded local schools for all ages within walking distance to include Glebe Primary and Vyners Secondary School. There are also many green spaces and parks to enjoy.



Schools:

Glebe Primary School 0.8 miles
The Breakspear School 0.8 miles
Vyners School 1.3 miles



Train:

West Ruislip 0.4 miles
Ickenham 0.4 miles
Ruislip 1.2 miles



Car:

M4, A40, M25, M40



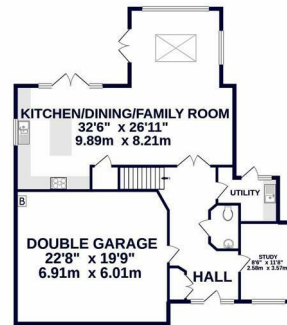
Council Tax Band:

G

(Distances are straight line measurements from centre of postcode)



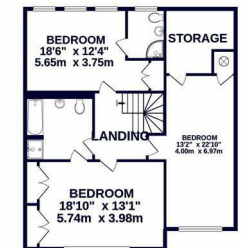
GROUND FLOOR
1418 sq. ft. (131.7 sq. m.) approx.



1ST FLOOR
1061 sq. ft. (98.6 sq. m.) approx.



2ND FLOOR
1081 sq. ft. (100.5 sq. m.) approx.



TOTAL FLOOR AREA: 3560 sq. ft. (330.8 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 - lower running costs | B | | |
| Decent energy efficiency - lower running costs | C | 78 | 79 |
| Some energy efficiency - lower running costs | D | | |
| Not very energy efficient - higher running costs | E | | |
| Energy inefficient - higher running costs | F | | |
| Very energy inefficient - 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.