

# Highfield Drive

Ickenham • Middlesex • UB10 8AL

Guide Price: £1,250,000



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Set on Highfield Drive is this fantastic four bedroom detached property. This property comes with excellent potential to be extended (STPP) to create and design the perfect family home. Highfield Drive is located in a desirable location in Ickenham being situated within close proximity to a number of highly regarded schools, the A40 and Ickenham Village with its shops, bars and restaurants.

Detached

Four bedrooms

Potential to extend (STPP)

Large garden

Sought after road in Ickenham

Ample off street parking

Spacious interior throughout

Close to well regarded schools

Near to 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

Upon entering this home, you're greeted by an airy entrance hallway. The ground floor comprises of a spacious living room offering garden views, a well-appointed kitchen/breakfast room, a front facing private dining/reception area, and a convenient w/c. Ascending to the first floor, you'll find four bedrooms, two of which feature fitted wardrobes, while the master bedroom boasts an en suite shower room. Additionally, a family bathroom is located off the landing.

### Outside

The residence boasts abundant off-street parking, featuring a paved driveway capable of accommodating multiple vehicles, alongside a pebbled front garden. Towards the rear, a sizable garden unfolds, with a growing patch located to the rear. There is a wonderful lawn area for the family to enjoy, additionally, the garden boasts a large patio area, ideal for summer gatherings and entertaining.

### Location

Highfield Drive is a private road that is regarded as one of Ickenham's most prestigious and sought after locations, where property rarely comes to the market. The property is a short stroll to the village shops, restaurants and Ickenham station (Metropolitan / Piccadilly line) or West Ruislip (Central/BR) train stations with direct links to The City and West End while for the motorist London and the Home Counties are easily accessed via the A40/M25. A number of highly regarded schools are within close proximity, along with a number of leisure facilities including Uxbridge Golf Club and Uxbridge Leisure Centre.



### Schools:

Vyners School 0.9 miles  
The Breakspear School 1.2 miles  
Glebe Primary School 1.7 miles



### Train:

Ickenham Station 1.3 miles  
Hillingdon Station 1.7 miles  
West Ruislip 2.2 miles



### Car:

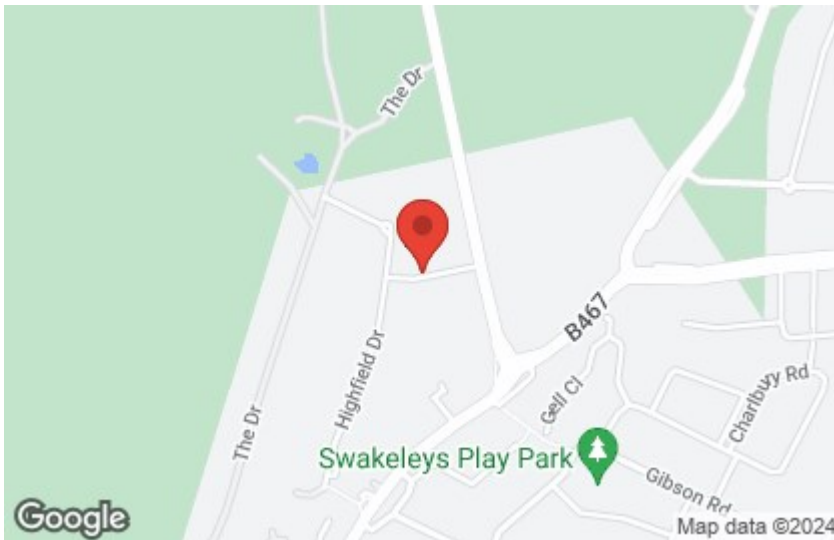
M4, A40, M25, M40



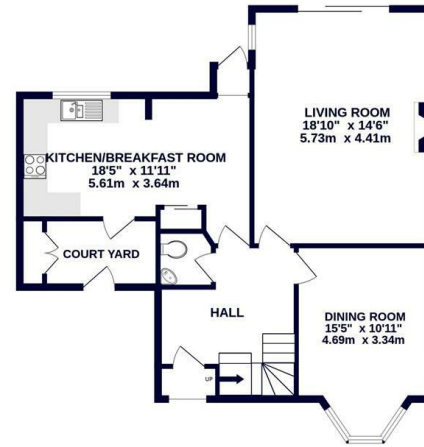
### Council Tax Band:

G

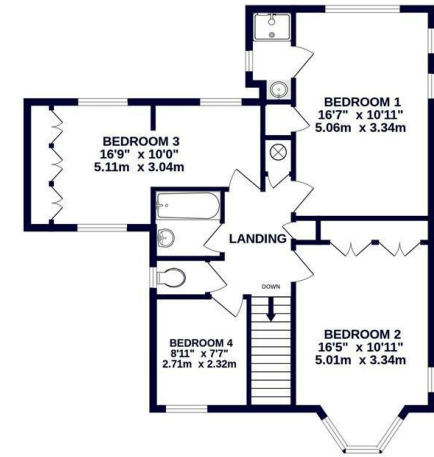
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
811 sq.ft. (75.3 sq.m.) approx.



1ST FLOOR  
757 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA : 1568 sq.ft. (145.7 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	81	60

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.