

Coton Drive

Ickenham • Middlesex • UB10 8FG

Guide Price: £1,550,000



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Completed to a high standard and offering stylish modern interior throughout is this five bedroom/four bathroom detached home set in a gated development in the heart of Ickenham. Enjoying multiple reception rooms, modern open plan living, a private rear garden and a garage, this house has plenty to offer for a growing family.

Coton Drive 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.

Attractive detached home

Five bedrooms

Four bathrooms

High specification throughout

Off street parking

Garage

Air conditioning units

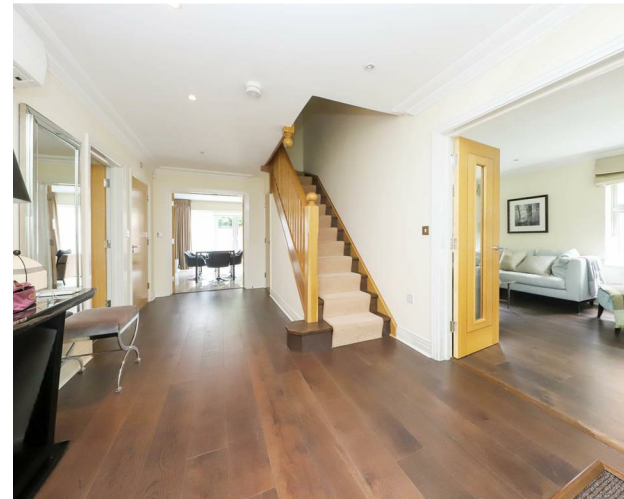
No chain

Excellent location

Walking distance to tube lines

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

To the ground floor you are welcomed by an impressive hallway which offers access to the spacious living room, family dining room, and guest cloakroom. To the rear of the hallway there is a door leading to the open plan kitchen family space. From here there are patio doors opening up to the garden. This space is fantastic for entertaining and it is designed to a high specification boasting integrated Bosch appliances to include gas hob, electric double ovens, microwave, and fridge and freezer. To the first floor there is a spacious landing taking you to the impressive master bedroom to the rear of the property. This room offers a large walk in wardrobe which then leads you to the en-suite. Also on this floor is a utility/laundry room, and the second bedroom also benefiting from an en-suite. To the second floor is an equally spacious landing with access to the remaining rooms of the house including bedrooms three, four and five, and a family bathroom. Bedroom three comes with an en-suite and fitted wardrobes, whilst bedroom four also has fitted wardrobe space. The property also comes with air conditioning units in a variety of the rooms.

Outside

To the front there is an attached garage which has parking to the front. To the left of the garage there is pedestrian access leading to the rear garden enjoying a patio area closest to the house whilst the remainder of the garden is immaculately laid to lawn.

Location

Coton Drive is set within the prestigious development located in the Heart of Ickenham. Coton Drive 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. Uxbridge Golf Club, David Lloyd Health Club and Hillingdon Leisure Centre are all nearby along with 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)



OUTRELSPORE
222 SQ. FT. (20.4 SQ. M.) approx.



GROUND FLOOR
367 SQ. FT. (34.0 SQ. M.) approx.



1ST FLOOR
203 SQ. FT. (18.9 SQ. M.) approx.



2ND FLOOR
369 SQ. FT. (34.2 SQ. M.) approx.



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TOTAL FLOOR AREA : 3212 sq.ft. (298.4 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	A
B	B
C	C
D	D
E	E
F	F
G	G
Not energy efficient - higher running costs	
England & Wales	
EPC Guidance 2020/01/01	

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.