

Harvil Road

Ickenham • Middlesex • UB10 8AJ

Guide Price: £1,375,000



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A detached bungalow set on large plot offering a fantastic opportunity to develop your dream home. The property and plot currently has planning permission for two detached houses, but there is versatility and scope to create a haven suited to you.
PLANNING REFERENCE 52950/APP/2023/1569.

Detached bungalow

Planning approved

Planning reference - 52950/APP/2023/1569

Large plot with versatility

Planning for two detached houses

Existing detached bungalow

Close proximity to sought after schools

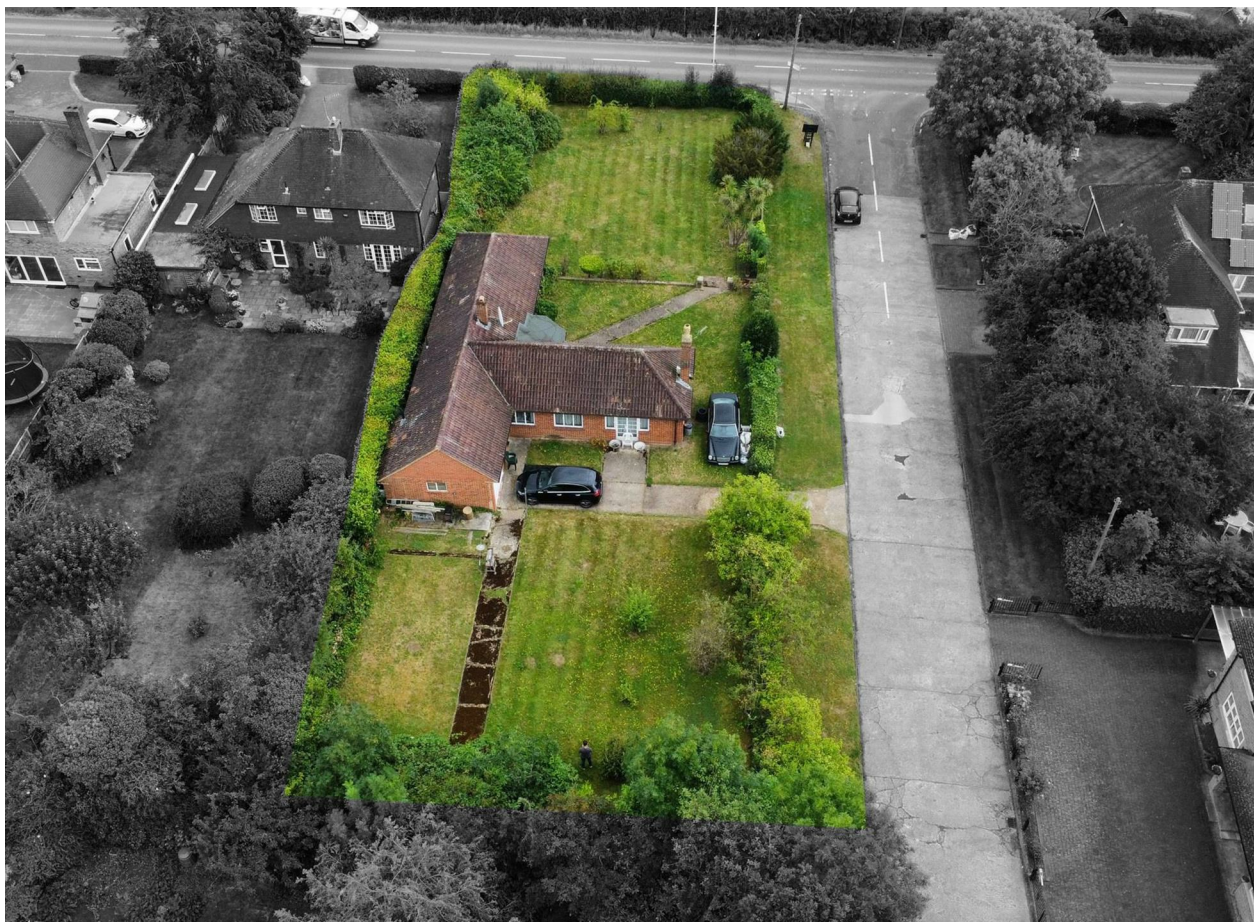
Sought after location

Tube stations nearby

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.



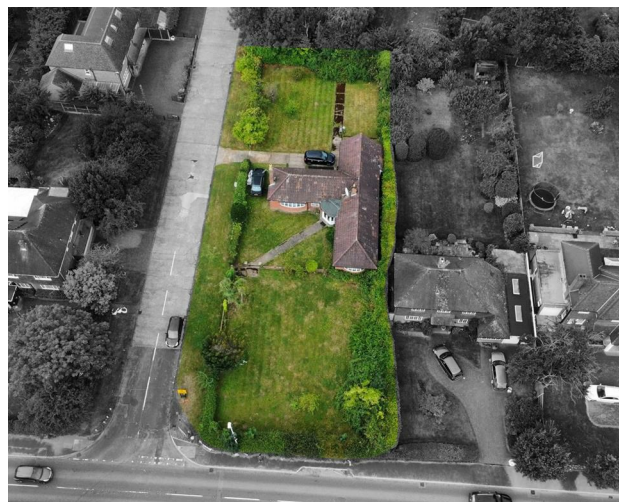


Property

The current property is a detached two bedroom bungalow that sits in the middle of the plot. The plot is approximately 0.4 of an acre. Planning is approved for demolition of the existing bungalow and the development of two detached houses. Please contact the office for full details of the current approved plans.

Location

Harvil Road is a tree lined residential road that is regarded as one of Ickenham's sought after locations. The property is a stroll to the village shops and restaurants, Ickenham train station that services the Metropolitan / Piccadilly line, and West Ruislip train station that services the Central line. London and the Home Counties are easily accessed via the A40. A number of highly regarded schools are within close proximity including Breakspear and Vyners Senior School, along with a number of leisure facilities including Uxbridge Golf Club, and Riverside Health Club which has a modern gym, tennis and squash courts, and swimming pool.





Schools:

Vyners 0.6 miles
Breakspeare 1.0 miles
Glebe 1.6 miles



Train:

Ickenham 1.3 miles
Hillingdon 1.3 miles
West Ruislip 1.5 miles



Car:

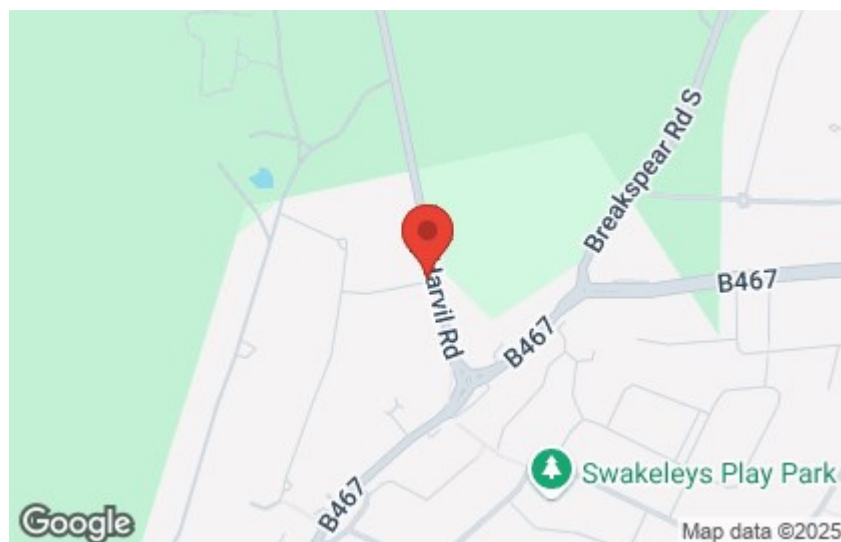
M4, A40, M25, M40



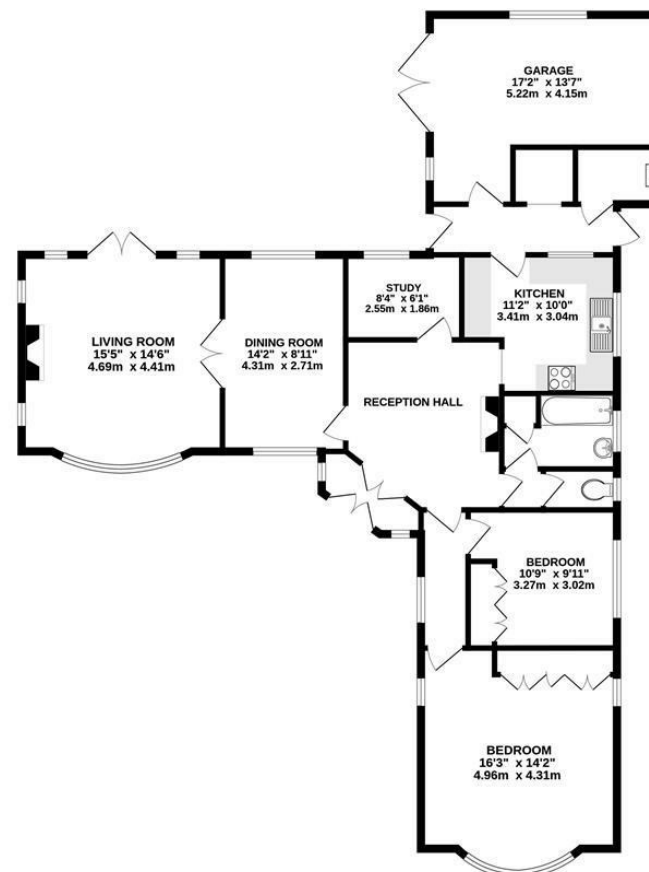
Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
1337 sq.ft. (124.2 sq.m.) approx.



TOTAL FLOOR AREA: 1337 sq.ft. (124.2 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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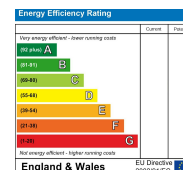
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