

Highfield Drive

Ickenham • Middlesex • UB10 8AW

Guide Price: £1,725,000



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This fantastic five bedroom detached property offers contemporary living in a very sought-after location. The property has been updated and designed to a high specification throughout and features spacious living areas, excellent size bedrooms, and vast external space for the family to enjoy. 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

Five double bedrooms

Four bathrooms

Modern interior

Large plot

Ample off street parking

High specification throughout

Spacious living areas

Close proximity to sought after schools

Sought after road in Ickenham

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 the property, you find yourself in the entrance hall. This space acts as a central hub, providing access to various rooms on the ground floor as well as the staircase leading to the first floor. To the right of the entrance hall is a study/home office, and straight ahead from the entrance hall, you will find two reception rooms. The first reception room is on the left and is an ideal space for a formal sitting area or lounge. The second reception room is to the right. This room could serve as a more informal living space or a secondary sitting room. To the rear of the ground floor is the spacious family room. It has access to the garden via bi-fold doors making it perfect for entertaining or family gatherings. Moving towards the left side of the house, you enter the kitchen. The kitchen connects to a utility room offering additional storage and space for appliances. There is also a w/c adjacent to the utility room for convenience. The kitchen itself comes equipped with Miele appliances throughout including two integrated fridges, integrated full height freezer, washing machine, tumble dryer, two ovens, a ceramic 5 ring induction hob and extractor fan, a built in microwave and separate steam oven. Next to the kitchen, towards the front of the house, is the breakfast room. Ascending the stairs from the entrance hall, you reach the landing, which provides access to all five bedrooms and additional rooms on this floor. The largest bedroom is located to the right of the landing. It has access to a dressing room and an en-suite bathroom, making it a perfect master suite. Off the landing you will find a further four double bedrooms and a family bathroom. Bedrooms two, three and four all have access to a bathroom/en-suite.

Outside

To the front of the property have a large paved driveway providing ample space for parking. For EV owners there is a 7Kw smart charger. The driveway is bordered by lush hedges/greenery giving it a private and secluded feel. To the rear there is an expansive garden extending to approximately 140ft. There is a large patio area perfect for entertaining, which then leads to the well manicured lawn that is also surrounded by eye catching greenery offering privacy for the family. To the end of the garden there is a play area, and a 11'9 x 9'9 outbuilding.

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 0.4 miles
The Breakspear School 0.7 miles
Glebe Primary School 1.3 miles



Train:

Ickenham Station 1.0 miles
Hillingdon Station 1.0 miles
West Ruislip 1.2 miles



Car:

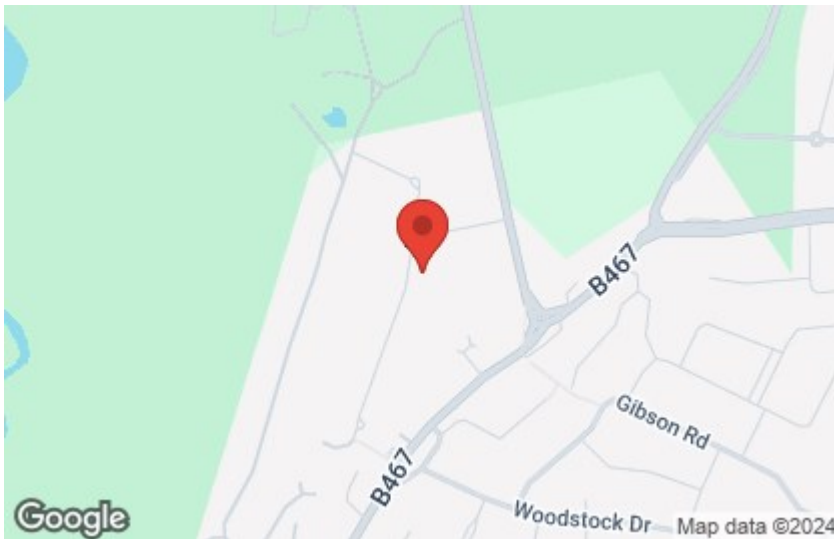
M4, A40, M25, M40



Council Tax Band:

G

(Distances are straight line measurements from centre of postcode)



Highfield Drive, Ickenham, Uxbridge, UB10

Approximate Area = 2683 sq ft / 249.3 sq m
Outbuilding = 116 sq ft / 10.7 sq m
Total = 2799 sq ft / 260 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Coopers. REF: 1175708



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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		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least 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.

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