

# Heythrop Drive

Ickenham • Middlesex • UB10 8DT

Guide Price: £1,150,000



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Heythrop drive is a superb, established family residential road in Ickenham located in close proximity to the Village and it's selection of shops, cafes, restaurants and highly regarded schools. Refreshing and very modern throughout this residence offers multiple spacious living areas and four well proportioned bedrooms perfect for a growing family to move straight into. Also benefiting from off street parking, a garage and a private rear garden, this home makes a perfect family haven. West Ruislip and Ickenham tube stations are nearby offering easy access into Central London via the Central and Metropolitan / Piccadilly lines. The house is also conveniently located to the A40/M25.

Detached

Four bedrooms

Two Bathrooms

Quiet cul de sac

Spacious interior throughout

Garage

Near to train lines

Minutes from Ickenham high street

Close to sought after schools

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

As you step into this beautifully presented home, you're greeted by a bright and airy entrance hallway. The ground floor features a generously sized, light-filled living room with views of the garden, an open-plan kitchen/diner offering plenty of countertop space, a utility room, and a convenient W/C. Upstairs, you'll find four spacious bedrooms, two of which include fitted wardrobes, while the master bedroom enjoys the added luxury of an en-suite bathroom. A well-appointed family bathroom completes this floor.

### Outside

This property boasts generous off-street parking with space for multiple vehicles, along with a spacious garage offering additional parking or storage options. At the rear, you'll find a private garden enveloped by mature trees, featuring a beautifully landscaped lawn, a charming patio area, and a deck perfect for outdoor entertaining.

### Location

Heythrop Drive is a quiet tree lined residential road where property rarely comes to the market. This property is a short stroll away from Ickenham Village where there is a superb range of Shops, Cafes and Restaurants. Ickenham Station (Metropolitan/Piccadilly lines) provides reliable links into the City and West End. Alternatively West Ruislip Station is serviced by both tube (Central line) and train lines into Marylebone Station. For the motorist the A40 is a short drive away providing access to Central London and the Home Counties. For families, there are a number of highly regarded Schools including Breakspear Infant and Juniors, Glebe Primary School, Vyners and Douay Martyrs Secondary School.







### Schools:

Vyners School 0.1 miles  
The Breakspear School 0.8 miles  
The Douay Martyrs Catholic School 0.8 miles



### Train:

Hillingdon Station 1 mile  
Ickenham Station 1.2 miles  
West Ruislip Station 1.6 miles



### Car:

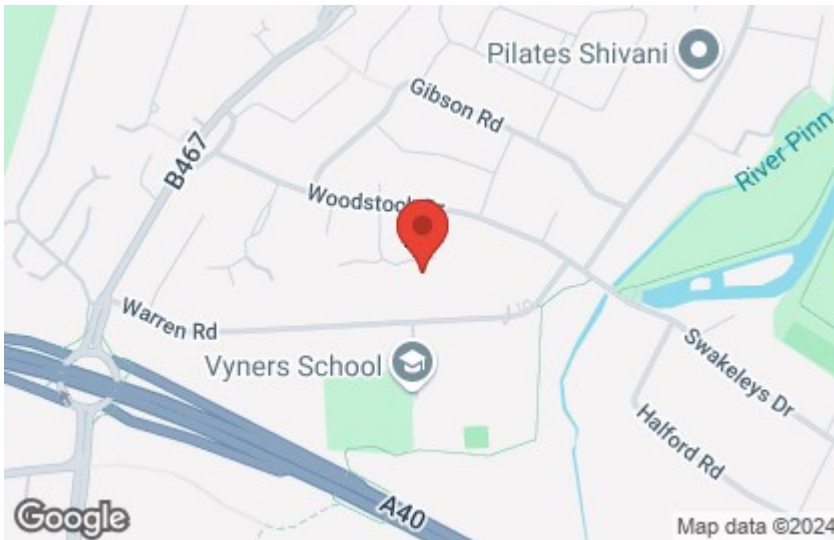
M4, A40, M25, M40



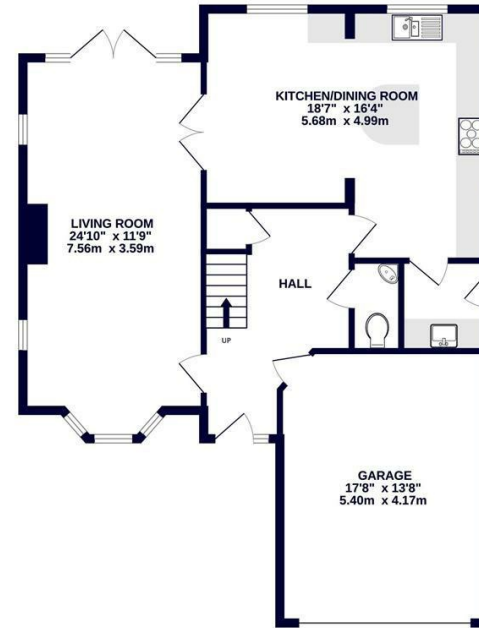
### Council Tax Band:

G

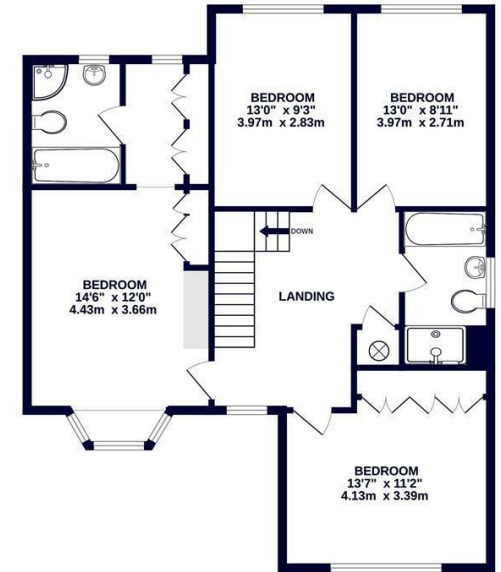
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
957 sq.ft. (88.9 sq.m.) approx.



1ST FLOOR  
896 sq.ft. (83.3 sq.m.) approx.



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TOTAL FLOOR AREA: 1853 sq.ft. (172.1 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		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Not energy efficient - higher running costs	F		
Very poor energy efficiency - higher running costs	G		
		72	81
England & Wales		03 October 2022	2022/01/10

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.