

Warren Road

Ickenham • Middlesex • UB10 8AA

Guide Price: £1,390,000



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Warren road 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. This superb five bedroom detached property offers fantastic space and light throughout, and has been modernised to offer the convenience of moving straight in and enjoy.

Detached

Large plot

Five bedrooms

Four reception rooms

Three bathrooms

Modern interior throughout

Summerhouse /outbuilding

Close proximity to sought after schools

Walking distance to tube lines

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 floor plan showcases a spacious home with an additional outbuilding. The ground floor is the largest section, offering multiple reception rooms, a kitchen, a garage, and various hallways connecting different spaces. Upon entering the home, a hall provides access to different areas. To one side, there is a small reception room, which could serve as a study or a cozy sitting area. Moving further inside, a larger reception room is positioned centrally, with another similar-sized reception room adjacent to it. These spaces provide ample room for relaxation or entertaining guests. The kitchen is well-sized and is located near the garage, making it convenient for bringing in groceries. A smaller hallway leads to yet another reception area, which offers additional flexibility for dining or other uses, and has patio door leading to the garden. A staircase in the main hall leads to the first floor where all five bedrooms are located. One of the larger bedrooms is positioned at the far end of the home, offering extra space and potential for a luxurious master suite. The remaining bedrooms are well-distributed, with some positioned close together and others more separated, allowing for privacy. A bathroom is conveniently situated on this floor, catering to the needs of the household. Overall, this property features a well-thought-out layout with a balance of living and sleeping areas, plenty of reception spaces, and an additional outbuilding that enhances its versatility.

Outside

To the front of the property there a large driveway providing ample off street parking. This also leads to a double length garage providing additional parking or storage space. There is access to the garden from the right hand side of the property. To the rear there is a fantastic garden for the family to enjoy. Additionally to the rear of the garden there is a 370 sq ft summer house with a small kitchenette and a separate bathroom. It offers excellent potential for use as a guest house, office, or recreational area.

Location

Warren Road is a stroll to the Ickenham village shops, restaurants and Metropolitan / Piccadilly line train station with it's direct links to The City and Baker Street, while London and the Home Counties are easily accessed via the A40/M25. A number of highly regarded schools are within close proximity including Breakspear Junior School and Vyners Senior School, along with a number of leisure areas and facilities including Swakeleys Park and Uxbridge Leisure Centre which has a modern gym and swimming pool. Uxbridge Town Centre is a short drive, bus or train journey away and offers an extensive range of shops, restaurants and bars.



Schools:

Vyners Secondary School 0.1 miles
The Douay Martyrs Secondary School 0.9 miles
The Breakspear Primary School 0.9 miles



Train:

Ickenham Station 1.3 miles
Hillingdon Station 1.1 miles
Uxbridge Station 1.4 miles



Car:

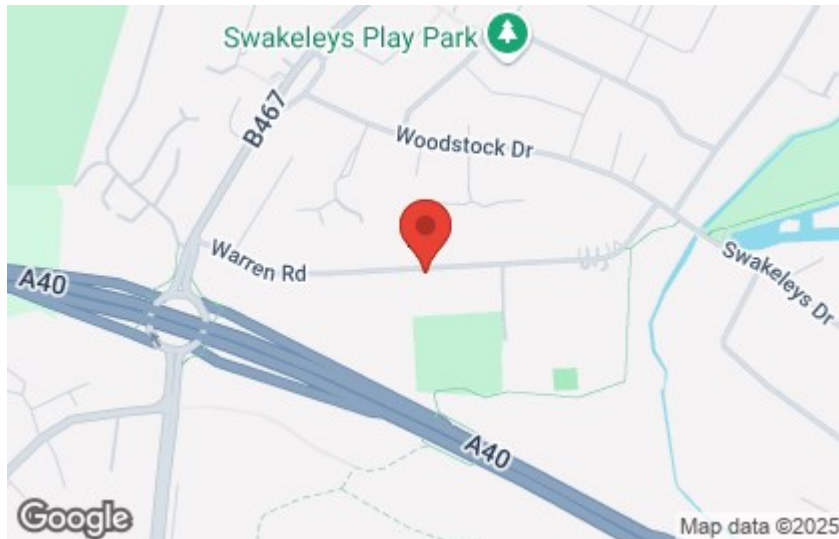
M4, A40, M25, M40



Council Tax Band:

F

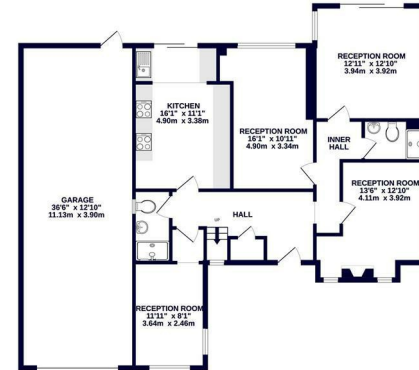
(Distances are straight line measurements from centre of postcode)



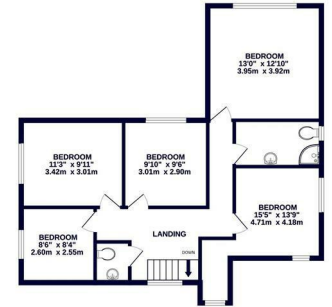
OUTBUILDING
373 sq.ft. (34.6 sq.m.) approx.



GROUND FLOOR
1444 sq.ft. (134.1 sq.m.) approx.



1ST FLOOR
771 sq.ft. (71.6 sq.m.) approx.



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TOTAL FLOOR AREA: 2588 sq.ft. (240.4 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		
Very energy efficient - lower running costs	Current	Target
A++ (92-100)		
A+ (89-91)		
A (86-88)		
B (83-85)		
C (81-82)		
D (79-80)		
E (77-78)		
F (75-76)		
G (73-74)		
Not energy efficient - higher running costs		
England & Wales EPC Standard 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.