

# Ivy House Road

Ickenham • Middlesex • UB10 8NF

Guide Price: £1,250,000



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# Ivy House Road

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This charming and character-filled home is nestled on Ivy House Road, one of Ickenham's most prestigious addresses. Boasting four generously sized bedrooms, spacious living areas, and a fantastic secluded garden which is approximately 80ft x 48ft. It offers the perfect blend of comfort and elegance.

The property also features a large horseshoe driveway, providing ample off-street parking. Ideally situated in a prime Ickenham location, Ivy House Road is just a short distance from the village, where you'll find a delightful selection of shops, cafés, restaurants, and highly regarded schools.

Detached

Four bedrooms

Two bathrooms

Modern fitted kitchen

Garage

Large driveway

Fantastic secluded garden

Close to outstanding schools

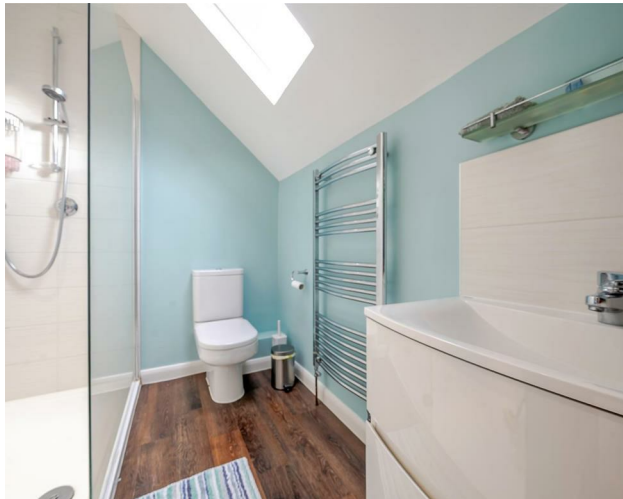
Minutes from Ickenham high street

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

The ground floor boasts a spacious living room with garden views, a formal dining room, a modern kitchen equipped with integrated Neff appliances, an adjoining utility room, a WC, and a family room. Upstairs, the first floor features four well-proportioned bedrooms, three of which include fitted wardrobes, including a generous master suite with its own en-suite bathroom. A stylish family bathroom completes the level. Thoughtfully designed, the layout offers a perfect balance of open-plan living and private spaces, making it ideal for family life.

### Outside

The property offers ample off street parking with a horse shoe shaped driveway with room for multiple cars. The stunning garden offers a serene and picturesque outdoor retreat, featuring a beautifully maintained lawn, a charming pond with natural stone edging, and an abundance of vibrant plants and shrubs. There is also a patio area, creating a perfect space for relaxation, entertaining, or enjoying nature throughout the seasons.

### Location

Ivy House Road is a short walk from Ickenham village which offers a superb range of fashionable shops, cafes and restaurants. Ickenham and West Ruislip Train stations offer the Metropolitan, Piccadilly and Central lines, providing reliable links into the City and West End. For the motorist the A40 is a short drive away providing access to the M40/M25 motorways, Central London and the Home Counties. For families, there are a number of highly regarded schools including Vyners Senior School, Breakspear Infant and Juniors and Glebe Primary School, along with a number of leisure facilities including Uxbridge Golf Centre, Ickenham Cricket Club and Hillingdon Sports and Leisure Complex.



### Schools:

The Breakspear School 0.5 miles  
 The Douay Martyrs School 0.5 miles  
 Vyners School and Sixth Form College 0.9 miles



### Train:

Ickenham 0.3 miles  
 West Ruislip 0.6 miles  
 Hillingdon 1 mile



### Car:

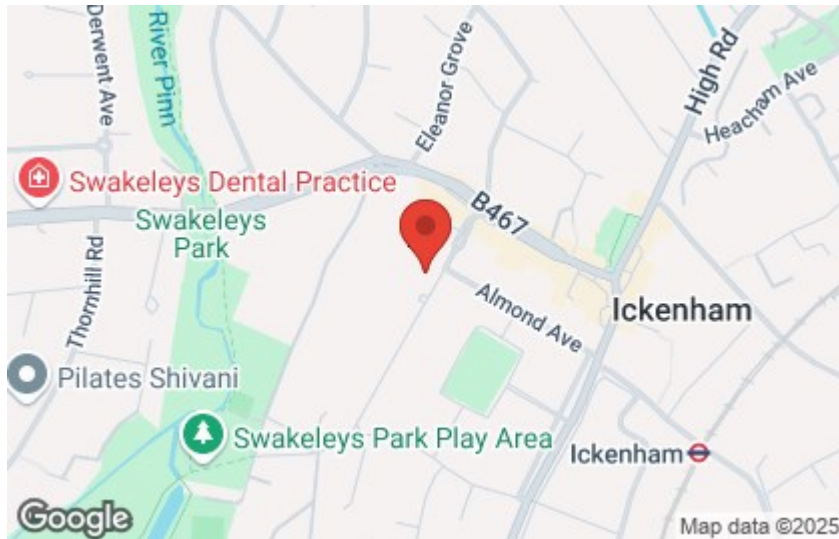
M4, A40, M25, M40



### Council Tax Band:

G

(Distances are straight line measurements from centre of postcode)



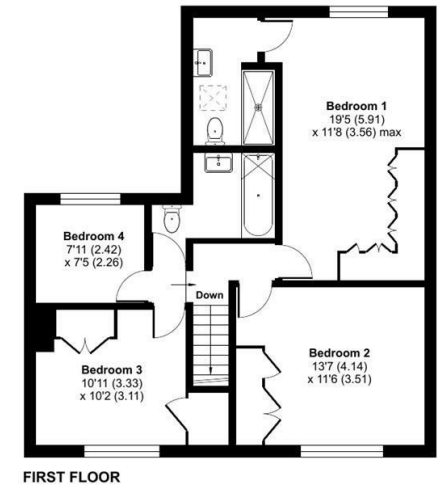
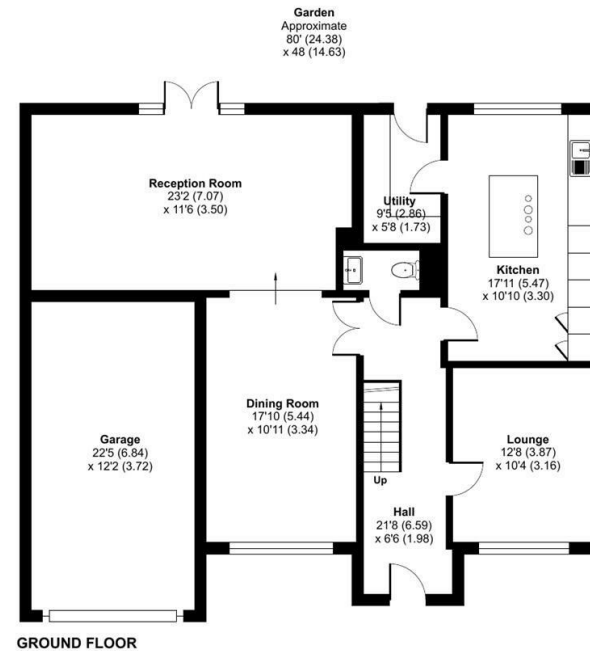
## Ivy House Road, UB10

Approximate Area = 1769 sq ft / 164.3 sq m

Garage = 267 sq ft / 24.8 sq m

Total = 2036 sq ft / 189.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Coopers. REF: 1268757

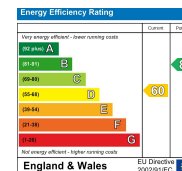
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