

Warren Road

Ickenham • Middlesex • UB10 8AA

Guide Price: £1,450,000



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PLANNING PERMISSION APPROVED. PLANNING REFERENCE:
23271/APP/2025/1515.

A fantastic opportunity to acquire a property in one of Ickenham's most sought after roads sat on a large plot. The property is currently a liveable family home that also represents a blank canvas with huge potential to enhance the current footprint, or develop with the planning permission approved for a NEW BUILD home offering over 4000 sq ft of space. Drawings available upon request. The property is located within walking distance to Vyners School, and within catchment for Breakspear Primary School, both having 'outstanding ratings'.

Detached property

Planning permission approved

Contact the office for further details on planning

Large plot

Sought after road in Ickenham

Consent for rear garden annex

Gated carriage driveway

Walking distance to Vyners School

Close 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 existing property consists of a large entrance hall, two reception rooms, a conservatory, kitchen, and integral garage. To the first floor there are four bedrooms and a family bathroom. The house sits on a plot measuring approximately 48 ft in width and 200 ft in length. The opportunity to take on a project to create the dream family home is approved and ready to go. The new house offers vast living space including an impressive open plan area to the rear, there are six large bedrooms over two floors, and an additional study/office. In addition to the main house, there is consent for a rear garden annex.

Outside

To the front of the property there is a gated entry dual carriageway driveway that has the space for multiple vehicles. To the rear is a large garden for the family to enjoy. The property also benefits from an excellent alarm and CCTV system.

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 0.8 miles
The Breakspear Primary School 0.7 miles



Train:

Hillingdon 0.6 miles
Ickenham 0.8 miles
Uxbridge 1.1 miles



Car:

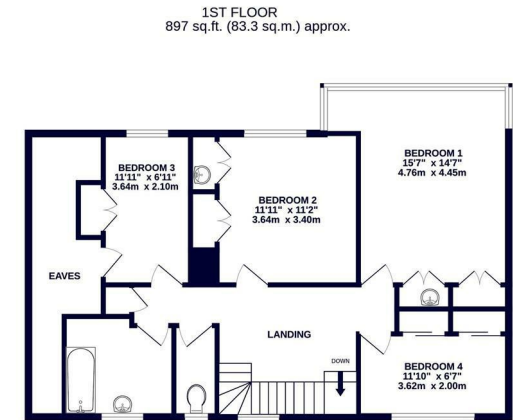
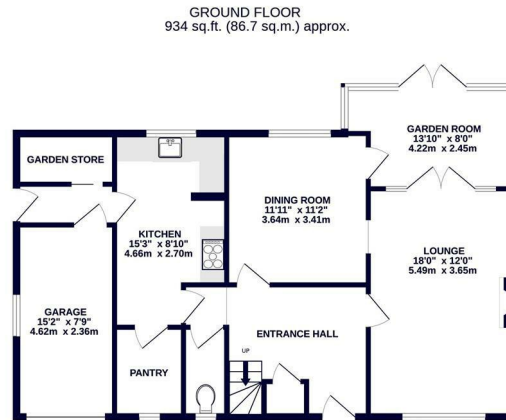
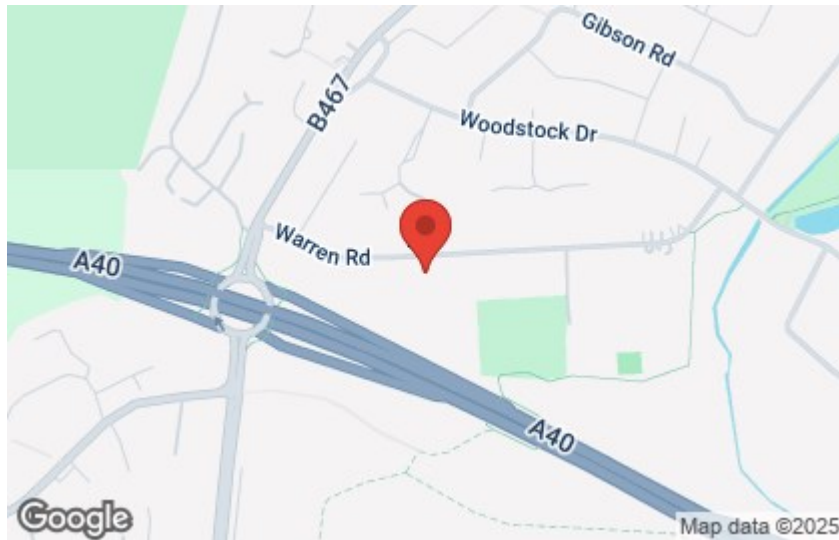
M4, A40, M25, M40



Council Tax Band:

G

(Distances are straight line measurements from centre of postcode)



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TOTAL FLOOR AREA : 1831 sq.ft. (170.1 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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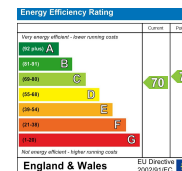
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