

# Parkfield Road

Ickenham • Middlesex • UB10 8LN

Guide Price: £700,000



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This spacious three-bedroom detached bungalow offers an excellent opportunity to create your ideal home. Ideally located just a short walk from village shops, restaurants, and both Ickenham and West Ruislip underground stations with direct links to The City and Baker Street, it also provides easy access to London and the Home Counties via the A40. With generous living space and plenty of potential to extend and modernise (subject to planning), this property is perfect for families seeking a home they can truly make their own.

Detached bungalow

Three bedrooms

Two garages

Off street parking

Potential to extend (STPP)

In need of modernisation

Close to sought after schools

Near to Ickenham and West Ruislip station

Close to 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 property comprises of a spacious living room, a separate dining room that flows seamlessly into the garden room, a well-appointed kitchen, and three generously sized bedrooms, two of which feature fitted wardrobes. A family bathroom completes the property.

### Outside

To the front of the property, a paved driveway provides ample parking for multiple vehicles. The home also benefits from two garages, offering additional space for parking or storage. To the rear, a generous garden is framed by mature shrubbery, creating a private and peaceful outdoor retreat.

### Location

Located on one of Ickenham's most sought after roads, Parkfield Road is just minutes away from the village shops which offer a variety of cafes, shops and restaurants. It is close by to popular schools including Vyners and Breakspear, and Swakeleys park, which is great for family's with children. There are bus links all over Ickenham which give direct access to Uxbridge, Hillingdon and Ruislip. There is also the added benefit of Ickenham and Ruislip station which has the Central/Metropolitan and Piccadilly lines.



Train:

Car:

**Council Tax Band:**

A map of Ickenham, London, with a red location pin on Eleanor Grove. The map shows surrounding roads including Bushey Rd, Hoylake Cres, Eleanor Grove, High Rd, Aylsham Dr, Heacham Ave, and B467. The area is labeled as Ickenham, and the Google logo and 'Map data ©2025' are visible.

This floor plan shows a 4-bedroom house with a garage, garden room, and living areas. The layout includes a central hall connecting the bedrooms, a bathroom, and a kitchen. The garden room is located at the rear of the property, accessible from the dining room. The living room features a fireplace and a bay window. The kitchen has a sink, stove, and refrigerator. The bedrooms are of varying sizes, and the bathroom is centrally located. The garage is attached to the side of the house.

**GARAGE**  
16'5" x 8'4"  
5.01m x 2.53m

**GARDEN ROOM**  
10'7" x 8'8"  
3.23m x 2.64m

**DINING ROOM**  
11'11" x 9'7"  
3.64m x 2.91m

**KITCHEN**  
11'11" x 10'11"  
3.64m x 3.34m

**BEDROOM**  
10'1" x 10'1"  
3.08m x 3.07m

**HALL**

**BEDROOM**  
14'4" x 10'11"  
4.38m x 3.34m

**BEDROOM**  
12'2" x 11'9"  
3.71m x 3.57m

**LIVING ROOM**  
13'10" x 13'10"  
4.22m x 4.22m

**B**

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TOTAL FLOOR AREA : 1392 sq.ft. (129.3 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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**01895 547 011**

**27-29 Swakeleys Road, Ickenham,  
Middlesex, UB10 8DF**

ickenham@coopersresidential.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A (92-100)			
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-28)	57		
G (1-20)			
Not energy efficient - higher running costs			

**England & Wales**

EU 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.