

# Parkfield Road

Ickenham • Middlesex • UB10 8LW

Guide Price: £1,000,000



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This impressive four bedroom detached property offers exceptional space throughout, complemented by a versatile and well-designed layout that makes it an ideal home for growing families. Occupying a generous plot, the property is superbly positioned on Parkfield Road, just a short stroll from the village shops, charming restaurants, and both Ickenham and West Ruislip Underground stations, providing direct links to Baker Street and the City. Excellent road connections via the A40 further enhance accessibility, offering swift access to Central London and the surrounding Home Counties.

Detached

Four bedrooms

Three bathrooms

Large wonderful garden

Excellent condition throughout

Off street parking and garage

Over 2,000sqft

Sought after road

Minutes from West Ruislip station

Easy access to A40/M40/M25

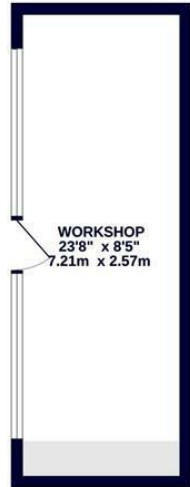
These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.



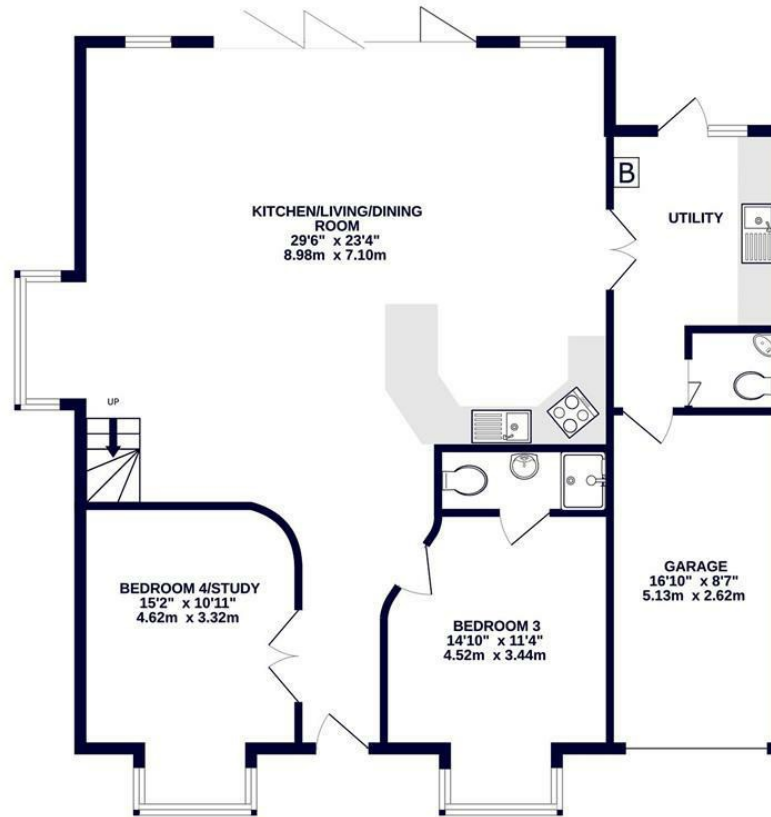




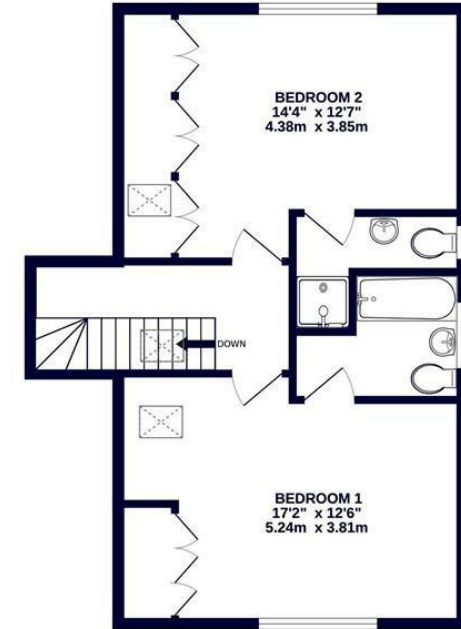
OUTBUILDING  
399 sq.ft. (36.5 sq.m.) approx.



GROUND FLOOR  
1293 sq.ft. (119.4 sq.m.) approx.



1ST FLOOR  
553 sq.ft. (51.4 sq.m.) approx.



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TOTAL FLOOR AREA : 2004 sq.ft. (186.2 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
95-100 A		
81-94 B		
69-80 C		
55-68 D		
49-54 E		
45-48 F		
39-44 G		
35-38		
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.