

# Bushey Road

Ickenham • Middlesex • UB10 8JX

Guide Price: £825,000



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This three-bedroom detached home offers a fantastic opportunity for renovation, allowing you to design and create your ideal living space. Perfectly positioned for families, the property is just moments from The Breakspear School and within a short walking distance of the highly regarded Vyners Secondary School. For commuters, Ickenham Station is just a brief stroll away, providing quick and convenient access into central London. The nearby A40 also ensures an easy drive into both the heart of the capital and the scenic Home Counties.

Detached house

Three bedrooms

Two bathrooms

In need of modernisation

1429 sq.ft

Garage

Off street parking

Near to Ickenham high street

Close to sought after schools

Easy access to A40/M40/M25

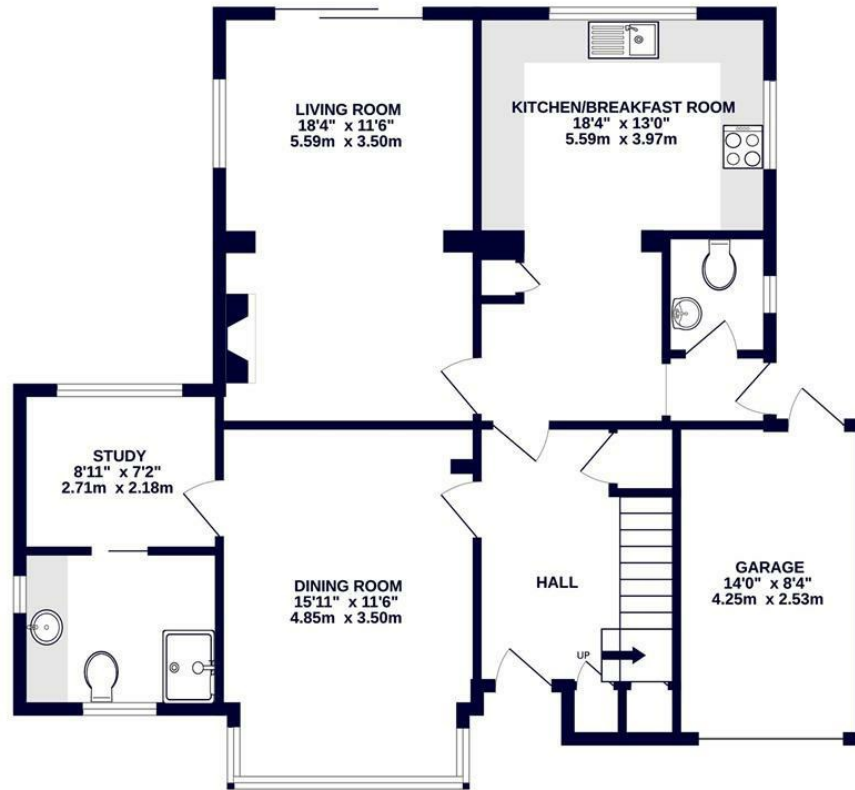
These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.



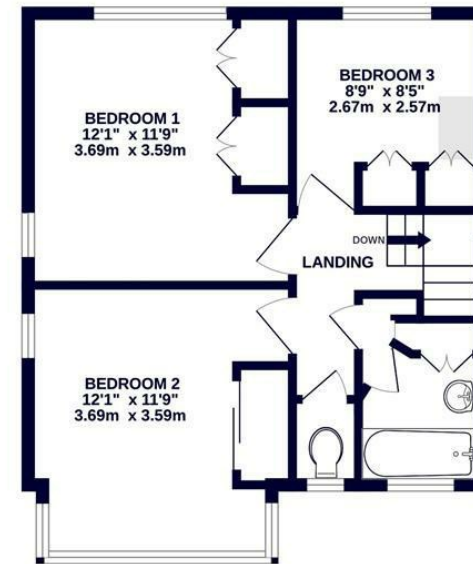




GROUND FLOOR  
973 sq.ft. (90.4 sq.m.) approx.



1ST FLOOR  
457 sq.ft. (42.4 sq.m.) approx.



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TOTAL FLOOR AREA : 1429 sq.ft. (132.8 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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**27-29 Swakeleys Road, Ickenham,  
Middlesex, UB10 8DF**  
ickenham@coopersresidential.co.uk

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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
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.