

Swakeleys Drive

Ickenham • Middlesex • UB10 8QG

Guide Price: £875,000



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Located on the prestigious Swakeleys Drive, this well-presented four-bedroom detached home offers spacious family living in excellent condition throughout. Overlooking and just moments from the beautiful Swakeleys Park, the property enjoys a wonderful setting while remaining within walking distance of outstanding schools and Hillingdon Station. A fantastic opportunity to acquire a superb family home in one of the area's most desirable locations.

Four bedrooms

Detached

Ample off street parking

Spacious interior

Private garden

Garage

Nearby to Swakeleys Park

Minutes from Vyners school

Short walk to Hillingdon station

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.





Ground Floor
Approx. 69.9 sq. metres (750.9 sq. feet)
(excluding Garage)



First Floor
Approx. 56.3 sq. metres (606.5 sq. feet)



Whilst every effort has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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Total area: approx. 126.1 sq. metres (1357.4 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Not energy efficient - higher running costs	G		
England & Wales		67	76

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.