

# 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.



#### Schools:

The Douay Martyrs School 0.5 miles  
 Glebe Primary School 0.6 miles  
 Vyners Secondary School 1.0 mile



#### Train:

West Ruislip Station 0.4 miles  
 Ickenham Station 0.5 miles  
 Hillingdon Station 1.0 miles



#### Car:

M4, A40, M25, M40



#### Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



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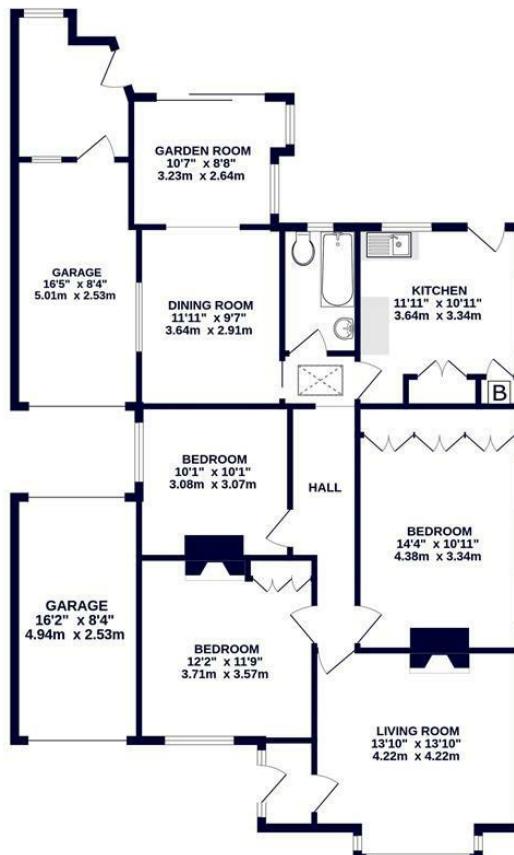
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27-29 Swakeleys Road, Ickenham,  
Middlesex, UB10 8DF

ickenham@coopersresidential.co.uk

[CoopersResidential.co.uk](http://CoopersResidential.co.uk)

GROUND FLOOR  
1392 sq.ft. (129.3 sq.m.) approx.



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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
99.9% A	A
99.4% B	B
99.4% C	C
99.4% D	D
99.4% E	E
99.4% F	F
99.4% G	G
All energy efficient - higher running costs	
EU Directive 2002/91/EC	78

TOTAL FLOOR AREA : 1392 sq.ft. (129.3 sq.m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and not exact. No liability 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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