

Highfield Drive

Ickenham • Middlesex • UB10 8AL

Guide Price: £1,500,000



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Located on the prestigious private road of Highfield Drive in Ickenham, this impressive five-bedroom detached home offers spacious and versatile family living. The property features five large bedrooms, including two with en-suite bathrooms, alongside well-proportioned living accommodation throughout. To the rear, a substantial garden with a swimming pool provides the perfect setting for entertaining and outdoor relaxation. Further benefits include a large driveway with ample parking, excellent access to the A40, and close proximity to the highly regarded Vyners school. A rare opportunity to secure a substantial home in one of Ickenham's most sought-after locations.

Detached

Five bedrooms

Excellent potential to further extend (STPP)

Sought after road in Ickenham

Fantastic large garden with swimming pool

Driveway providing ample off street parking

Garage

Close proximity to Vyners school

Easy access to A40/M25

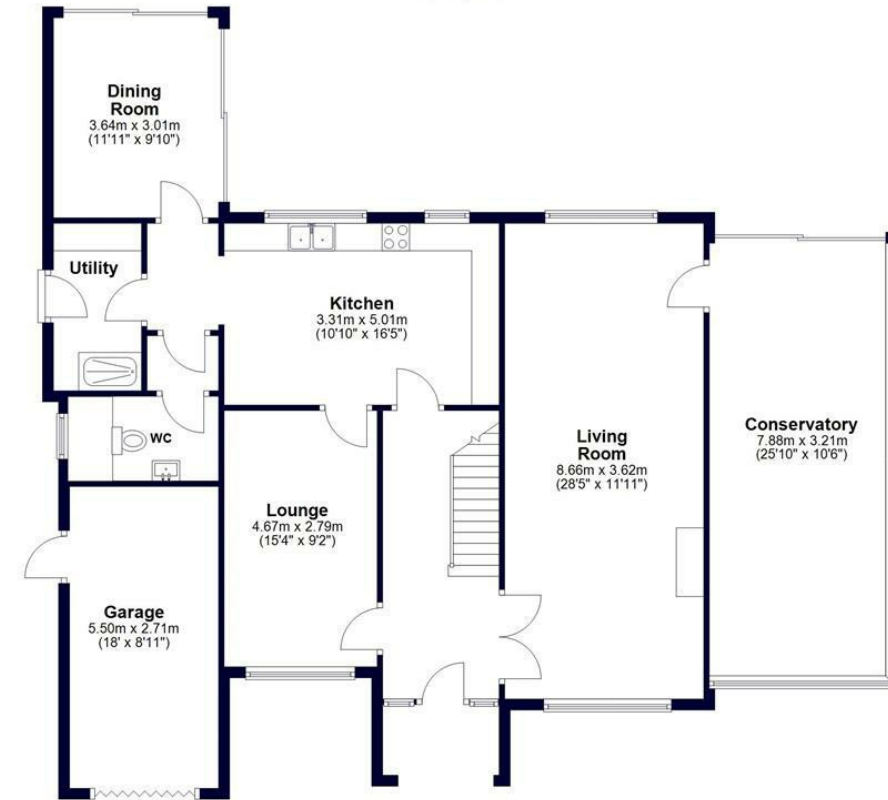
CHAIN FREE

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.





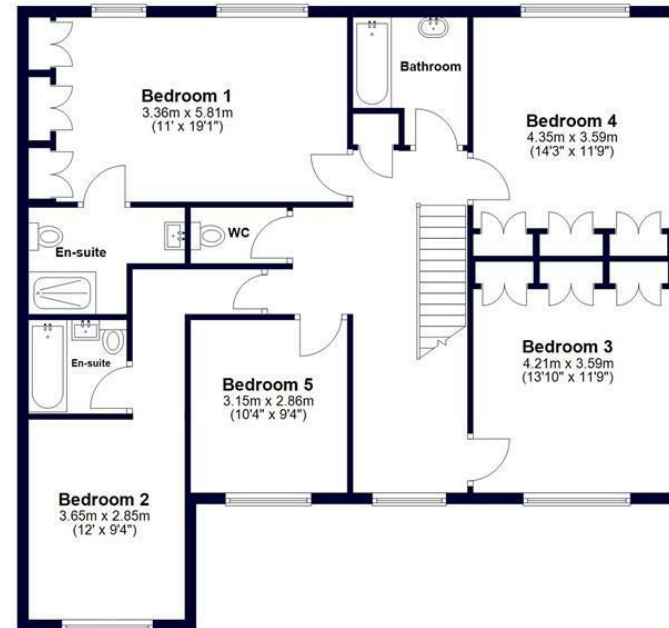
Ground Floor
Approx. 140.8 sq. metres (1516.1 sq. feet)
(excluding Porch)



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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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First Floor
Approx. 107.7 sq. metres (1159.7 sq. feet)



Total area: approx. 248.6 sq. metres (2675.8 sq. feet)

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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Below average energy efficiency - higher running costs	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - higher running costs	F		
Energy inefficient - higher running costs	G		
Not energy efficient - higher running costs			
England & Wales		03 September 2022	01/10/2022

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.