

Swakeleys Drive

Ickenham • Middlesex • UB10 8QD

Guide Price: £925,000



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Situated in a desirable location on Swakeleys Drive is this fantastic four bedroom semi detached home. The property briefly comprises an entrance hall, three reception rooms, a spacious kitchen/diner at the rear, utility room, downstairs shower room, and a family bathroom. The property offers a sleek and stylish design throughout and with versatile living space it really is a great home for the family. The property also benefit from large outbuilding making it a perfect home office or workshop. Swakeleys Drive is a quiet and peaceful neighbourhood within close proximity to well-regarded schools such as Breakspear primary and Vyners secondary school.

Semi detached family home

Four bedrooms

Excellent condition throughout

Outbuilding

Two bathrooms

Three reception rooms

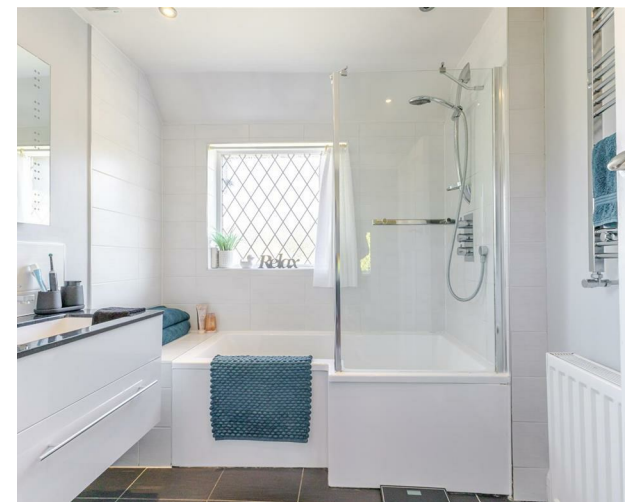
Utility room

Large garden

Close proximity to sought after schools

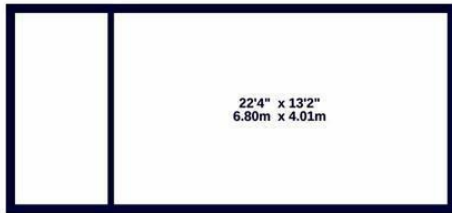
Walking distance to tube lines

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.

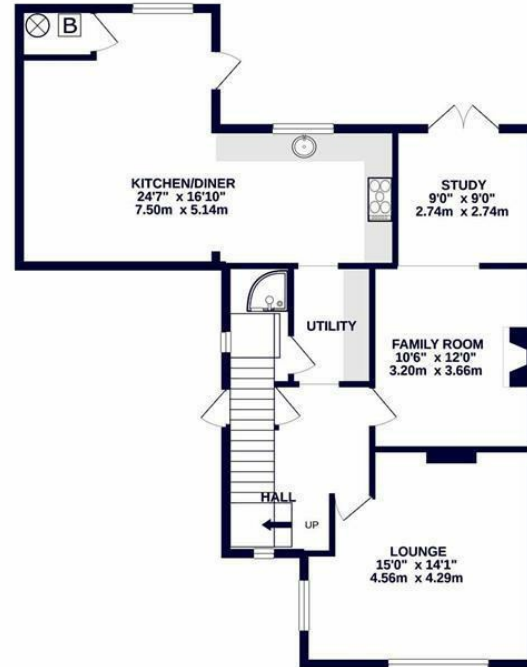




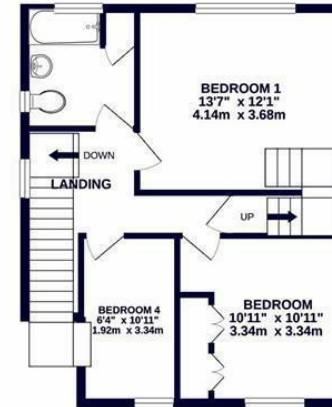
OUTBUILDING
380 sq.ft. (35.3 sq.m.) approx.



GROUND FLOOR
881 sq.ft. (81.8 sq.m.) approx.



1ST FLOOR
520 sq.ft. (48.3 sq.m.) approx.



2ND FLOOR
249 sq.ft. (23.1 sq.m.) approx.



TOTAL FLOOR AREA : 2030 sq.ft. (188.6 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
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 EPC 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.