

Halford Road

Ickenham • Middlesex • UB10 8QA

Guide Price: £1,050,000



coopers
est 1986

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Boasting five bedrooms and two bathrooms, this immaculately presented home is perfectly suited to a large or growing family seeking generous living space. The property offers an abundance of space throughout, a versatile and well-designed floor plan, and a fantastic-sized garden ideal for family life and outdoor entertaining. Ideally located close to the village's shops, cafés and restaurants, the home also benefits from excellent transport links. Both Hillingdon and West Ruislip Underground stations are nearby, providing direct connections to Baker Street and central London, while the A40 offers easy access into London and the Home Counties. The property is also conveniently situated close to Vyners School, making it an excellent choice for families.

Detached

Five bedrooms

Modern interior throughout

Two bathrooms and separate w/c

Ample off street parking

Large garden and outbuildings

Minutes from Vyners school

Short walk to Hillingdon station

Close to local amenities

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.

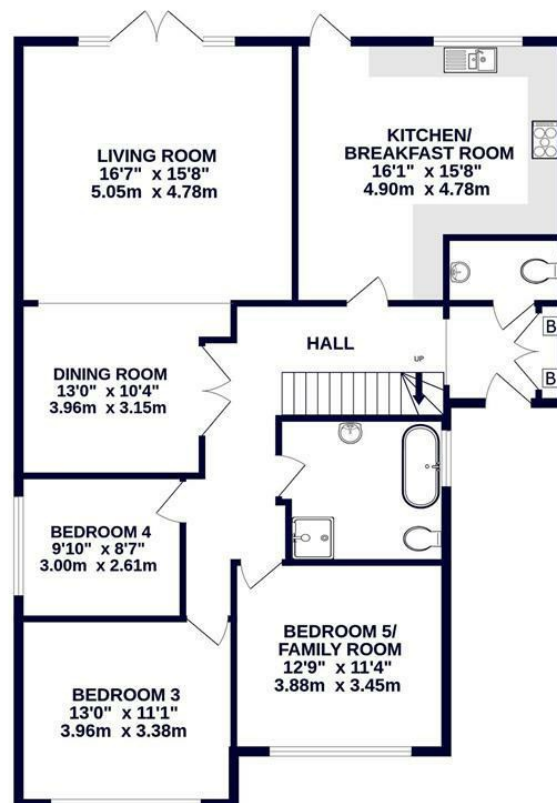




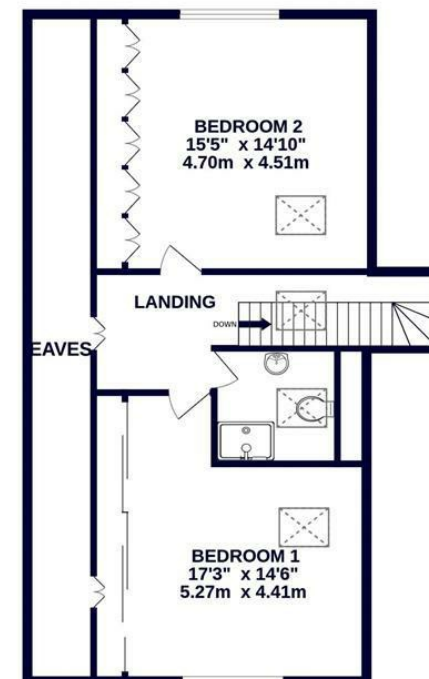
OUTBUILDING
176 sq.ft. (16.3 sq.m.) approx.



GROUND FLOOR
1282 sq.ft. (119.1 sq.m.) approx.



1ST FLOOR
837 sq.ft. (77.6 sq.m.) approx.



TOTAL FLOOR AREA : 2295 sq.ft. (213.2 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
95-100 A		
81-94 B		
69-80 C		
55-68 D		
49-54 E		
45-48 F		
39-44 G		
35-38		
Not energy efficient - higher running costs		
England & Wales 2020/01/01		

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.