

# Halford Road

Ickenham • Middlesex • UB10 8PY

Guide Price: £865,000



coopers  
est 1986

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A beautifully presented the bedroom detached property that is full of charm and character offering a wonderful family home located on a popular road in Ickenham. The property briefly comprises of a large entrance hall, three double bedrooms, a bright and spacious living room, a well appointed kitchen, ample off street parking, and a beautiful rear garden. This property is the perfect choice with it's convenient location close to tube lines, highly regarded schools, the A40, and local amenities.

Detached

Three double bedrooms

En-suite to master bedroom

Excellent condition

Large driveway

Immaculate landscaped garden

Spacious living/dining area

Close proximity to sought after schools

Walking distance to Hillingdon Station

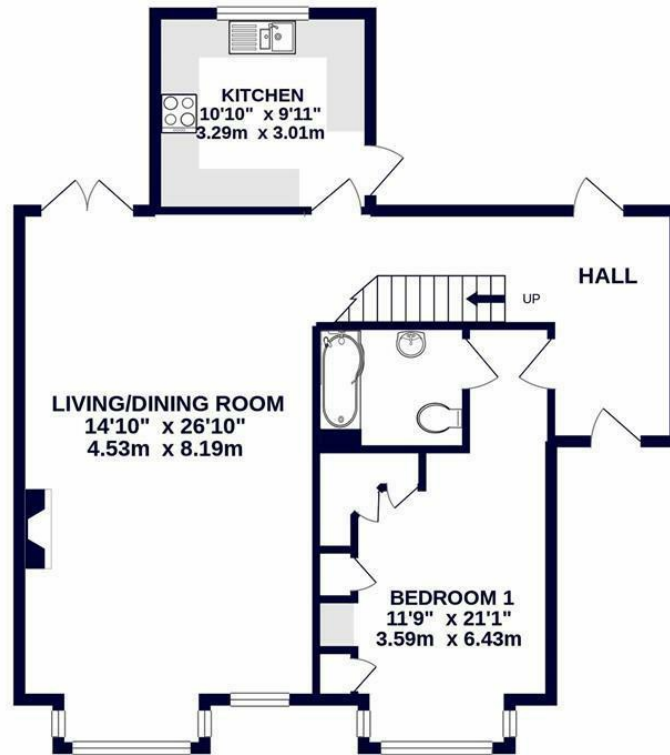
Easy access to A40/M25

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  
858 sq.ft. (79.7 sq.m.) approx.



1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 1311 sq.ft. (121.8 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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27-29 Swakeleys Road, Ickenham,  
Middlesex, UB10 8DF  
ickenham@coopersresidential.co.uk

CoopersResidential.co.uk

Energy Efficiency Rating											
Current	Potential										
<table border="1"> <tr><td>Very energy efficient - lower running costs</td></tr> <tr><td>Very good A</td></tr> <tr><td>Good B</td></tr> <tr><td>Decent C</td></tr> <tr><td>Below average D</td></tr> <tr><td>Needs work E</td></tr> <tr><td>Very poor F</td></tr> <tr><td>Very poor G</td></tr> </table>	Very energy efficient - lower running costs	Very good A	Good B	Decent C	Below average D	Needs work E	Very poor F	Very poor G	<table border="1"> <tr><td>83</td></tr> <tr><td>67</td></tr> </table>	83	67
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Very poor G											
83											
67											
<small>Not energy efficient - higher running costs</small> <small>England &amp; Wales</small>											

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.