

The Drive

Ickenham • Middlesex • UB10 8AQ

Guide Price: £1,750,000



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An impressive four-bedroom detached family home situated on the highly sought after road - The Drive in Ickenham. Occupying a large generous plot, the property offers fantastic potential to extend/enhance to make a substantial residence (STPP). The property is currently presented in excellent condition throughout, providing spacious and versatile accommodation that is ideally suited to modern family living. The combination of its attractive setting, substantial plot and four-bedroom layout makes this an exciting opportunity for those looking for a well-maintained home with the potential to add further value in the future. The Drive is one of Ickenham's most prestigious and sought-after residential roads, set along a private road. The area offers a peaceful, established setting while remaining conveniently located for Ickenham Village, local schools, transport links and the A40

Detached residence

Four bedrooms

Excellent condition throughout

Large plot

Fantastic potential

Sought after road in Ickenham

Wonderful outlook

Substantial frontage for ample parking

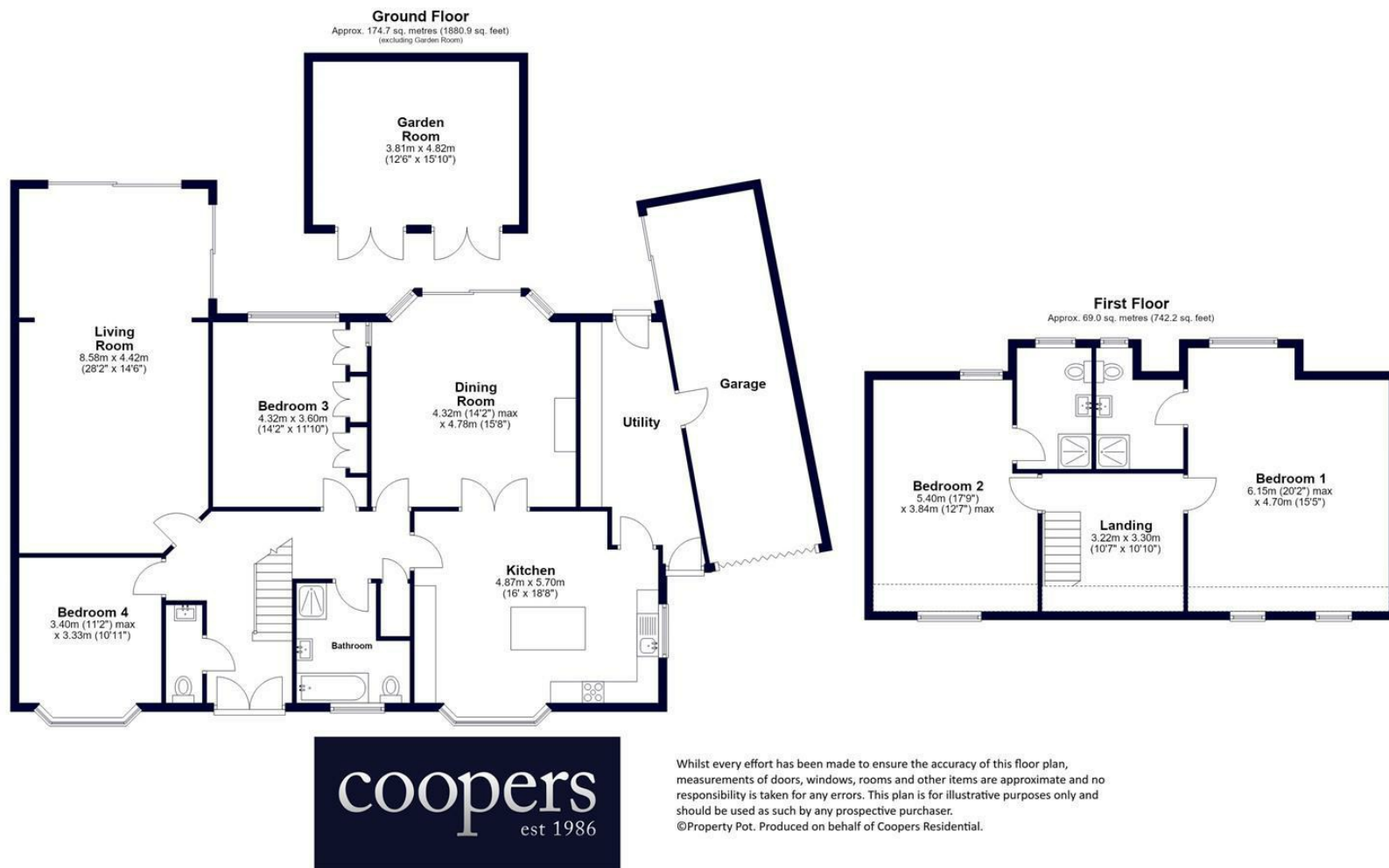
Close proximity to highly regarded schools

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.







Total area: approx. 243.7 sq. metres (2623.1 sq. feet)

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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		
41-48 F		
35-39 G		
Below 35 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.