

Swakeleys Drive

Ickenham • Middlesex • UB10 8QG

Guide Price: £1,695,000



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Set behind elegant iron gates on a quiet, prestigious tree-lined road just moments from Ickenham High Street, this impressive and generously proportioned five-bedroom residence is perfectly suited to modern family living. The ground floor offers exceptional space and versatility, featuring two light-filled and spacious living rooms, a contemporary fitted kitchen with a separate utility room, a formal dining room, a study/office, and a convenient downstairs cloakroom. Upstairs, the property continues to impress with two luxurious principal bedrooms, each benefiting from walk-in dressing areas and en-suite bathrooms. A further three well-proportioned bedrooms are served by a stylish family bathroom, providing ample accommodation for growing families or guests. The property also boasts a double garage and a wonderful south facing garden that extends to approximately 175ft.

Substantial detached home in immaculate condition

Five bedrooms - two with en-suites and dressing rooms

Four large reception rooms

Impressively spacious living room

Beautiful private landscaped south-facing rear garden

Double garage

Gated driveway with ample parking

Short walk to Underground stations

Minutes from outstanding 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.







Schools:



Train:



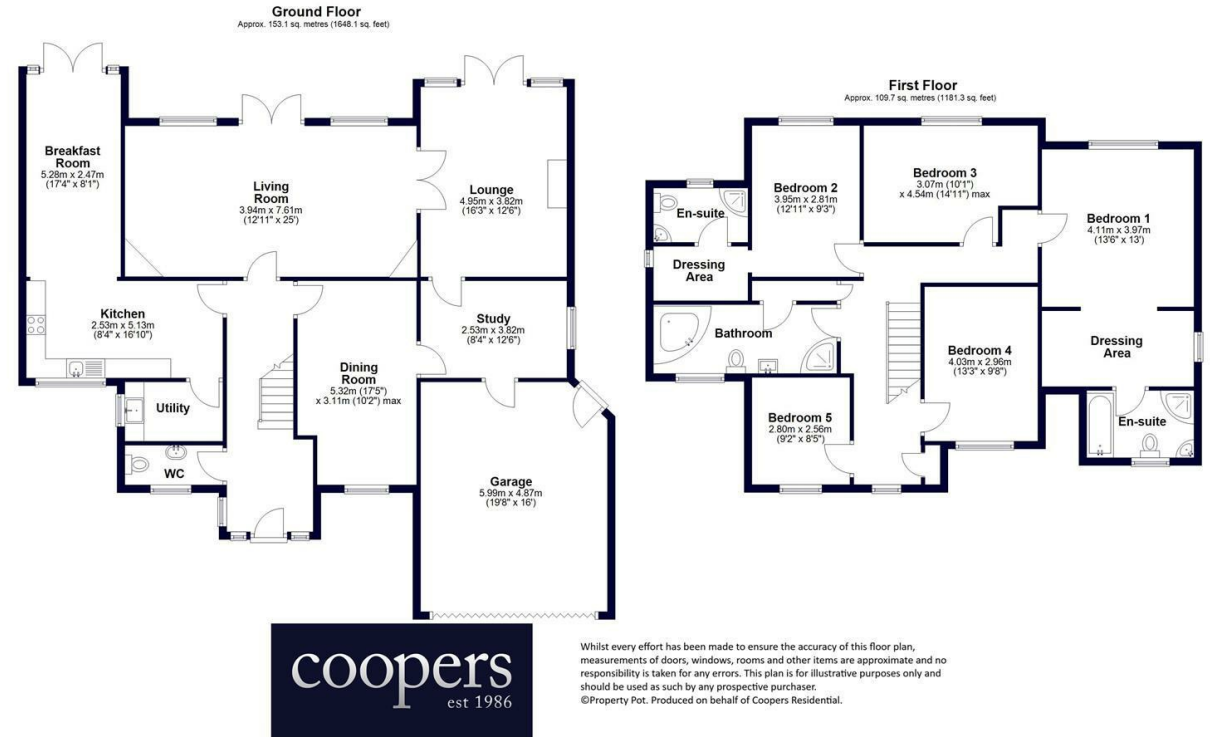
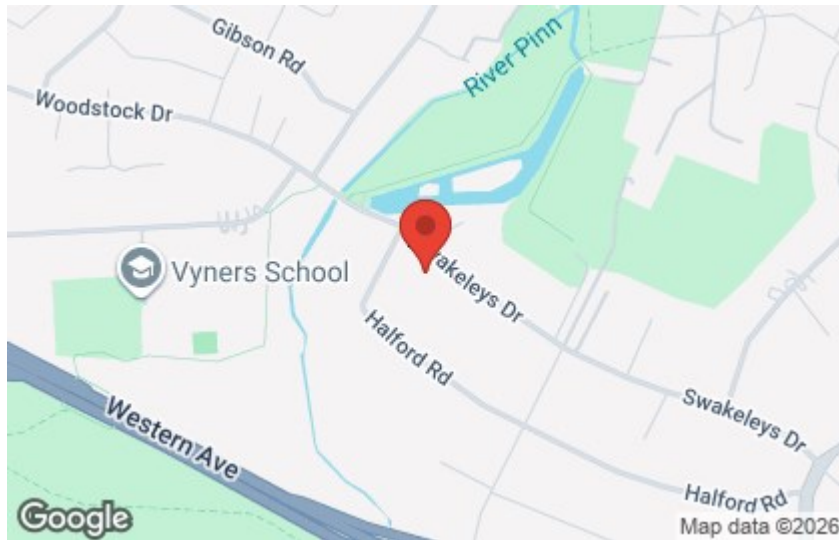
Car:

M4, A40, M25, M40



Council Tax Band:

(Distances are straight line measurements from centre of postcode)



Total area: approx. 262.9 sq. metres (2829.4 sq. feet)

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Middlesex, UB10 8DF

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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A++ (92-100)		
A+ (89-91)		
A (86-88)		
B+ (83-85)		
B (80-82)		
C+ (77-79)		
C (74-76)		
D (71-73)		
E (68-70)		
F (65-67)		
G (62-64)		
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.