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Highfield Drive, Ickenham, Uxbridge, UB10 8AL

- Substantial five bedroom detached property
- Planning reference 9310/APP/2024/3143
- Generous and versatile family accommodation
- Ample off street parking and double garage
- Planning permission granted for an additional 3681sqft residence
- Prime residential location
- An exceptionally rare development opportunity.
- No onward chain

Asking Price £2,250,000

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Description

Occupying a substantial double plot within a prime residential setting, this impressive five bedroom detached residence offers generous and versatile family accommodation together with an exceptionally rare development opportunity.

The existing house provides well-proportioned living space arranged over two floors, with a layout ideally suited to modern family life.

Of particular significance is the planning permission already granted for the construction of an additional detached dwelling of approximately 342 sq m (3,681 sq ft) adjacent to the existing property. Planning reference 9310/APP/2024/3143

Accommodation

The accommodation is substantial and well proportioned throughout, briefly comprising an entrance hall with ground floor WC and stairs rising to the first floor.

The ground floor provides a generous arrangement of reception space, including an open-plan reception room overlooking and opening onto the rear garden. The dining room is particularly characterful, featuring wood panelling, an ornate exposed-brick fireplace and a bay window overlooking the gardens. The spacious living room also enjoys a feature exposed-brick fireplace, with sliding patio doors providing views across and direct access to the rear garden.

The kitchen is fitted with a comprehensive range of storage units and drawers, together with integrated oven and microwave, space for further appliances and extensive work surfaces incorporating a breakfast bar. An inset hob with extractor hood sits within the worktop, while two additional built-in cupboards provide useful storage. A separate utility room offers further storage and appliance space, with direct access to the garden.

Completing the ground floor is a practical boot room/workshop, providing internal access to the double garage as well as access to the front of the property.

To the first floor are five well-proportioned bedrooms, including an impressive primary bedroom suite. This substantial room benefits from an enclosed balcony overlooking the rear garden, extensive fitted wardrobes and a spacious en-suite bathroom comprising an enclosed bath, separate shower, twin vanity wash basins, bidet and WC, complemented by tiled walls and flooring.

Four further generously proportioned bedrooms are arranged off the landing, together with a separate shower room, completing the first-floor accommodation.

Outside

The property occupies a particularly generous double plot, with extensive and beautifully established gardens providing an impressive setting for the house. Predominantly laid to lawn, the grounds feature an abundance of mature trees, established planting and well-stocked borders, creating a high degree of privacy and seclusion.

A paved terrace adjoining the house provides an attractive area for outdoor dining and entertaining, while the scale of the gardens offers considerable space for family use. To the front, a sweeping driveway provides ample off-street parking and an attractive approach to the property and the double garage

The substantial grounds are a particularly notable feature of the home and, in addition to their existing appeal, there is the benefit of planning permission for a further detached residence of approximately 342 sqm.

Situation

Highfield Drive is a prestigious private road, conveniently positioned just over a mile from Ickenham Village with its selection of independent shops, cafés, pubs and restaurants. Ickenham Underground Station provides Metropolitan and Piccadilly line services, while West Ruislip Station offers Central line connections into London. For the motorist, the A40/M40 is within easy reach, providing excellent access to Central London, the M25 and the wider Home Counties. The area is also well served by a number of highly regarded schools, including Breakspear Infant and Junior Schools and Vyners School, further enhancing its appeal as a sought after family location.

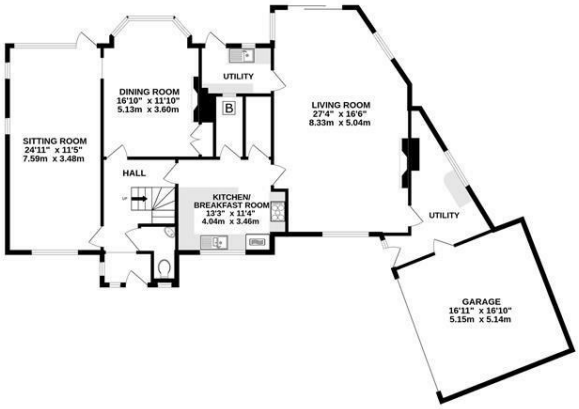
Terms and notification of sale

Tenure: Freehold
Local Authority: London Borough of Hillingdon
Council Tax Band: H
EPC Rating: D

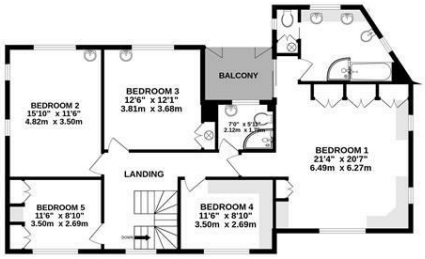
IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors an solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract

GROUND FLOOR
1656 sq.ft. (153.9 sq.m.) approx.



1ST FLOOR
1144 sq.ft. (106.2 sq.m.) approx.



TOTAL FLOOR AREA : 2800 sq.ft. (260.1 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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