

Parkfield Road

Ickenham • Middlesex • UB10 8LW

Guide Price: £1,200,000



coopers
est 1986

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This modern well presented four double bedroom detached home boasts spacious interiors throughout offering an abundance of space for the growing family to enjoy. It is located on Parkfield Road which is set in a quiet cul-de-sac and is conveniently close to local amenities and a number of primary and secondary schools. The property also benefits from NO CHAIN.

Detached residence

Four bedrooms

Three bathrooms plus additional w/c

Off street parking

Integral garage

Fully fitted Study

Two reception rooms

Immaculately presented

Walking distance to tube lines

No chain

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.





Property

As you enter this well presented family home you are welcomed by a large entrance hall leading to all rooms and a staircase to the first floor. To the front there is a large reception room that can also be used as a fifth bedroom, also to the front there is a door leading to the garage. Moving to the rear of the property you have a fully fitted study for two people, a stylish fitted kitchen/diner offering a range of storage units, integrated appliances, a separate utility room, and a dining area overlooking the garden. Completing the downstairs accommodation is a further reception room with patio doors leading to the garden. To the first floor there are four generous bedrooms and the family bathroom. The master bedroom features a four-piece en-suite and there are fitted wardrobes. The second and third bedrooms also benefit an en-suite and fitted wardrobe space.

Outside

To the front of the property there is a block paved driveway providing off street parking for two cars, this leads to a large integral garage. To the right there is a side gate leading you to the garden. To the rear there is a patio area and easy to maintain lawn.

Location

Located in one of Ickenham's most prestigious areas, Parkfield Road is only moments away from local sought after schools including Vyners and Breakspear, walking distance to the scenic views of Swakeleys Park, Swakeleys Tennis Club and Swakeleys House. Ickenham Village is also a short distance away with its array of local shops, restaurants and public houses. Bus routes are scattered across the Ickenham area with easy access to Ruislip & Uxbridge with the added benefit of Ickenham & West Ruislip Stations (Metropolitan, Piccadilly, Central & Chiltern lines), A40/M40/M25 access is also close by.



Schools:

The Douay Martyrs Secondary 0.5 miles
 Glebe Primary 0.6 miles
 Vyners Secondary 1.0 mile



Train:

West Ruislip 0.4 miles
 Ickenham 0.5 miles
 Hillingdon 1.0 miles



Car:

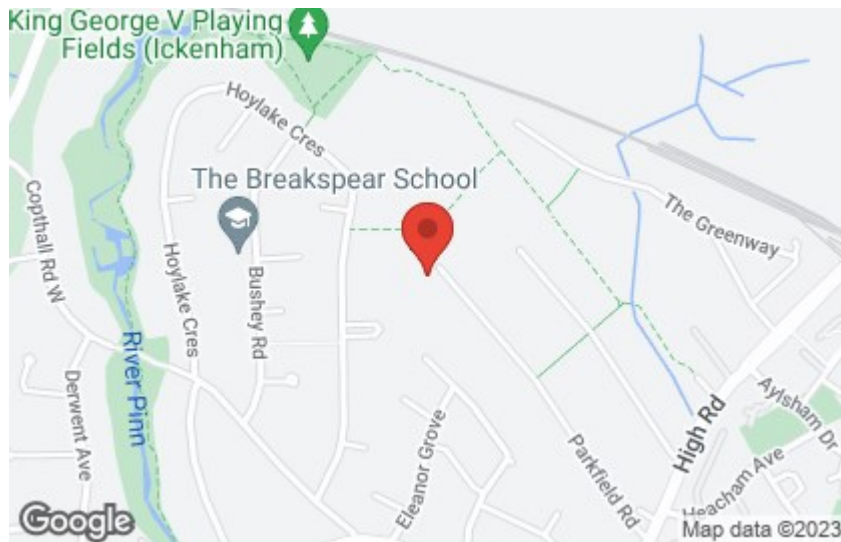
M4, A40, M25, M40



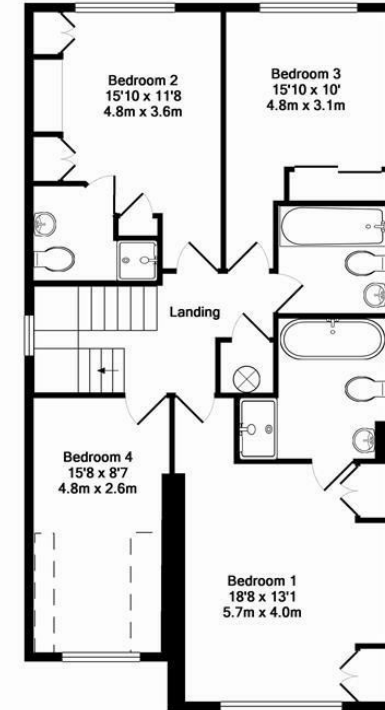
Council Tax Band:

G

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
 APPROX. FLOOR
 AREA 1036 SQ.FT.
 (96.2 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 872 SQ.FT.
 (81.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1908 SQ.FT. (177.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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 est 1986

01895 547 011

27-29 Swakeleys Road, Ickenham,
 Middlesex, UB10 8DF

ickenham@coopersresidential.co.uk

CoopersResidential.co.uk

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		
EU 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.