



THE DRIVE  
ICKENHAM

AN EXCEPTIONAL DEVELOPMENT BY



020 8848 0300

[www.reliancehomes.co.uk](http://www.reliancehomes.co.uk)





## A MASTER STROKE OF SPACE AND STYLE

56 The Drive is a stunning success of architectural design whilst the specification is everything you would expect in a home of this stature; contemporary yet stylish and inspirational. All external materials have been carefully selected to create an elegant and attractive environment, the bespoke kitchen is designed with thought to fit into the space seamlessly. Attention to detail abounds in every room to ensure that this is a truly stunning and desirable family home.

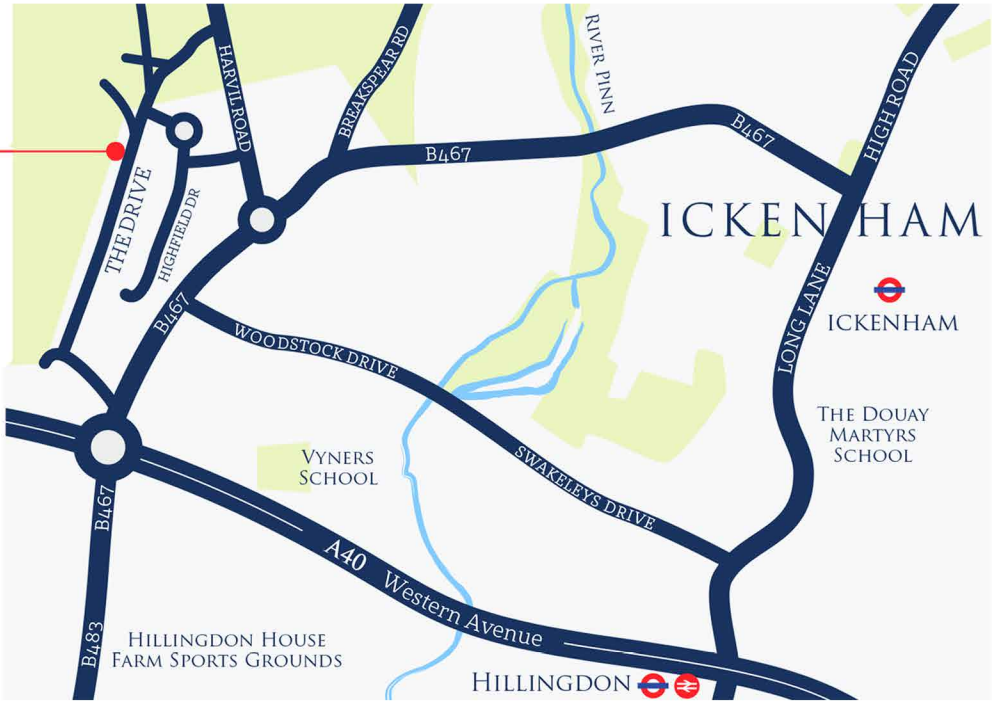
Integrated technology comes as standard; Lighting system, air conditioning, CAT5 wiring for your own audio visual integration, to name a few. Above all else, 56 The Drive is about living in luxurious surroundings, a place where opulence and practicality come together to create a comfortable lifestyle.





1.5 miles\*  
**UXBRIDGE**  
shopping, cinema,  
cafés, restaurants  
and nightlife

**INTU SHOPPING CENTRE**  
The lively town of Uxbridge is just minutes away where you can enjoy the **INTU shopping centre, an Odeon cinema, nightlife and so much more.**



**56 The Drive  
Ickenham  
UB10 8AG**



**UXBRIDGE GOLF CLUB**  
There is an abundance of leisure pursuits in the area. Hillingdon **Sports & Leisure Complex**, Uxbridge **Cricket Club** and **Tennis Club** are all within a 10 minute drive and Uxbridge Golf Club is just 0.5 miles. Green spaces abound within walking or cycling distance and within just a 7 minute drive, is the 27,500 hectare **Colne Valley** with waterways, reservoirs and stunning country parks.

AMPLE  
green space  
within walking  
(or jogging)  
distance

**RESTAURANTS & DINING**  
Both Uxbridge and Ruislip high streets have a range of **cafés, shops and restaurants.**



**LOCAL SCHOOLS, COLLEGES & UNIVERSITIES**  
The area has a range of highly regarded schools with and 'Outstanding' Ofsted ratings, making it a great place for families. Less than a mile away are Hillingdon, **ACS Hillingdon International School**, **Highfield** and **Hewens Primary Schools**, all rated 'Good' by Ofsted. The 'Outstanding' **Swakeley School for Girls** is less than 10 minutes away. For those seeking advanced education, **Brunel University** is a top rated London university and nearby **Uxbridge College** is deemed 'Outstanding' by Ofsted.

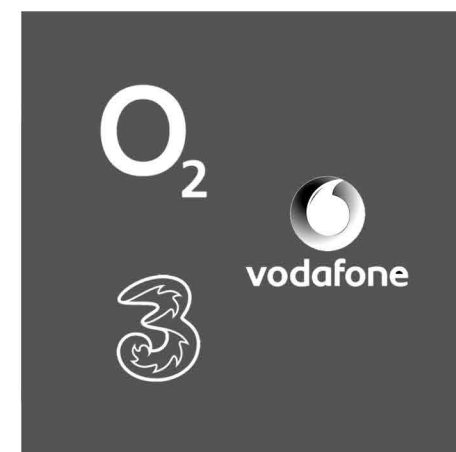
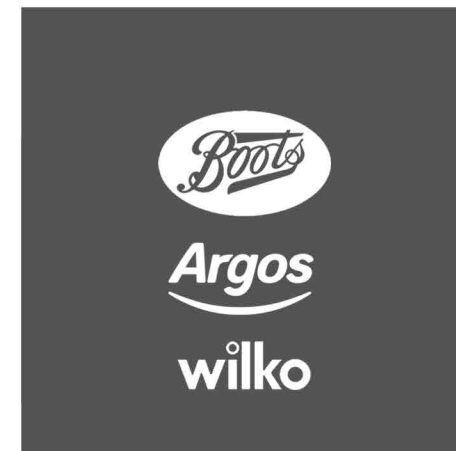
**QUICK LINKS TO CENTRAL LONDON**  
The Drive is spoilt for choice for rail links which will take you to central London in minutes. Furthermore, a new Crossrail line planned from West Drayton will make commuting times even faster.

<b>HILLINGDON</b> 1.1 miles	<b>ICKENHAM</b> 1.2 miles
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<b>UXBRIDGE</b> 1.3 miles	<b>WEST RUISLIP</b> 2.6 miles
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# The Drive, perfectly placed

## Nearest Railway Stations

- ▶ West Ruislip 1.4 miles
- ▶ Denham 1.6 miles
- ▶ Denham Golf Club 2.4 miles
- ▶ South Ruislip 3.1 miles

## Nearest Tube/DLR Stations

- ▶ Hillingdon Tube Station 1.1 miles
- ▶ Ickenham Tube Station 1.2 miles
- ▶ Uxbridge Tube Station 1.3 miles
- ▶ West Ruislip Tube Station 1.4 miles

## Nearest Primary Schools

- ▶ The Breakspear School 0.9 miles
- ▶ Glebe Primary School 1.5 miles
- ▶ Oak Farm Junior School 1.7 miles

## Nearest Secondary Schools

- ▶ Uxbridge High School 1.9 miles
- ▶ Swakeleys School for Girls 2.1 miles
- ▶ Ruislip High School 2.6 miles

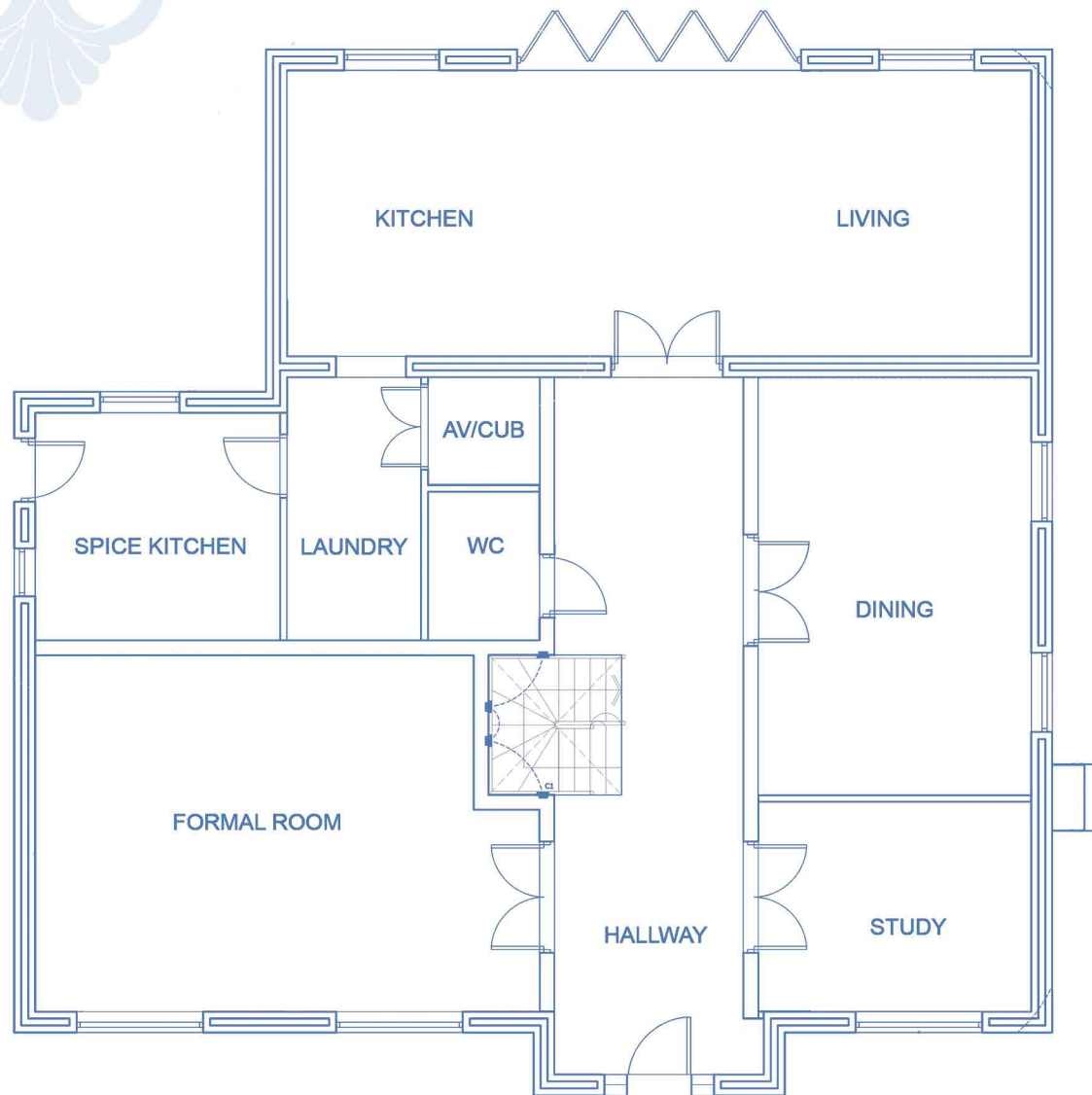
## Nearest Doctor's Surgeries/ GP Practices

- ▶ The Belmont Medical Centre 1.2 miles
- ▶ Hillingdon Health Centre 1.3 miles
- ▶ St. Martin's Medical Centre 1.5 miles

## Nearest Hospitals

- ▶ Hillingdon Hospital 2.7 miles
- ▶ The Riverside Centre 2.7 miles
- ▶ Harefield Hospital 3 miles

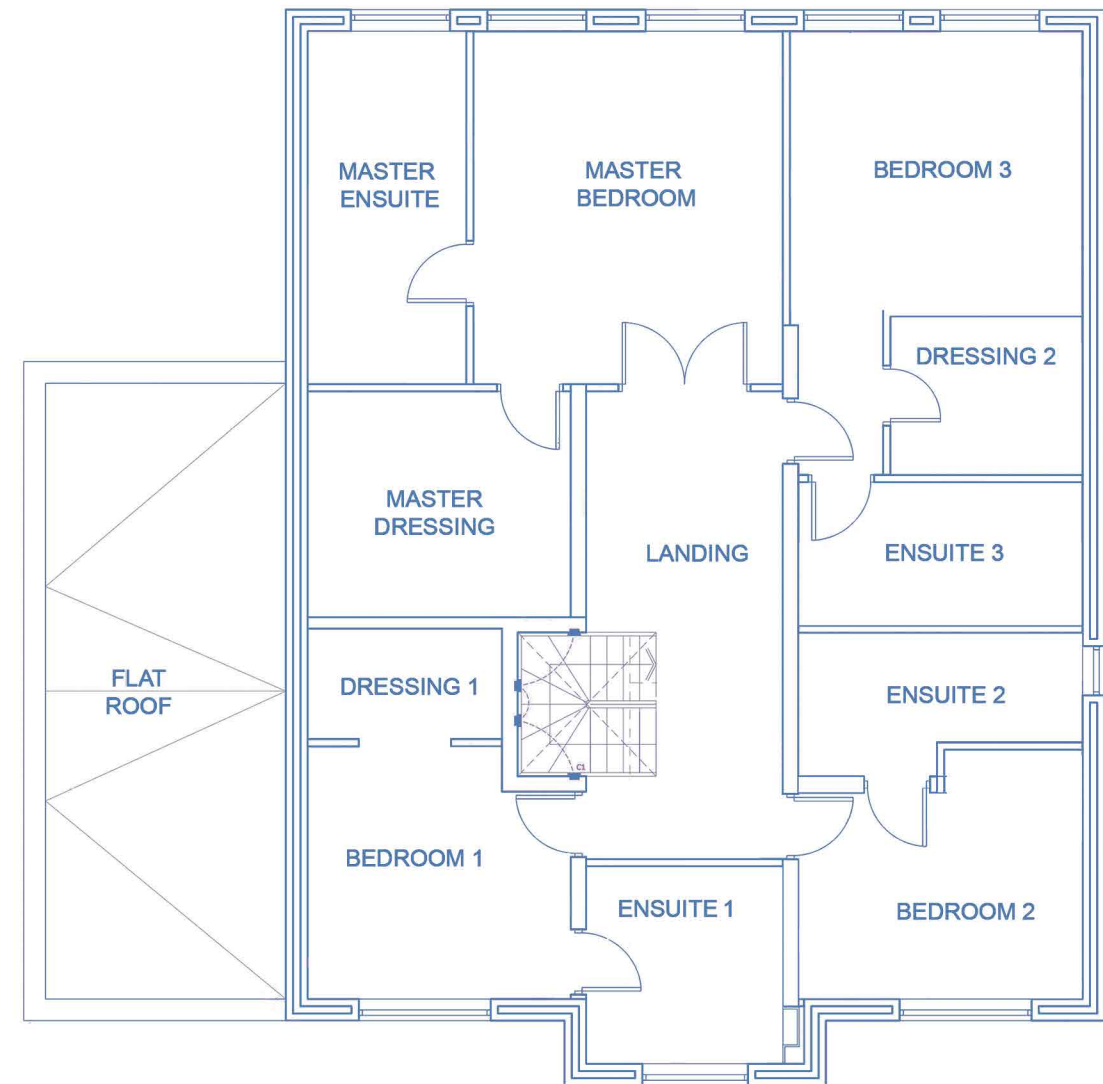
## GROUND FLOOR PLAN



### METERS

Kitchen & Living Room	10.56 x 4.0
Dining Room	5.89 x 3.83
Spice Room	3.14 x 2.44
Formal Room	7.16 x 5.0
Study Room	3.84 x 2.93
Laundry Room	3.68 x 1.87
WC	1.8 x 1.5

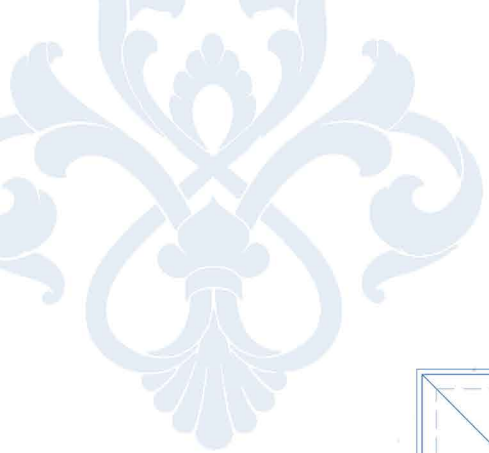
## FIRST FLOOR PLAN



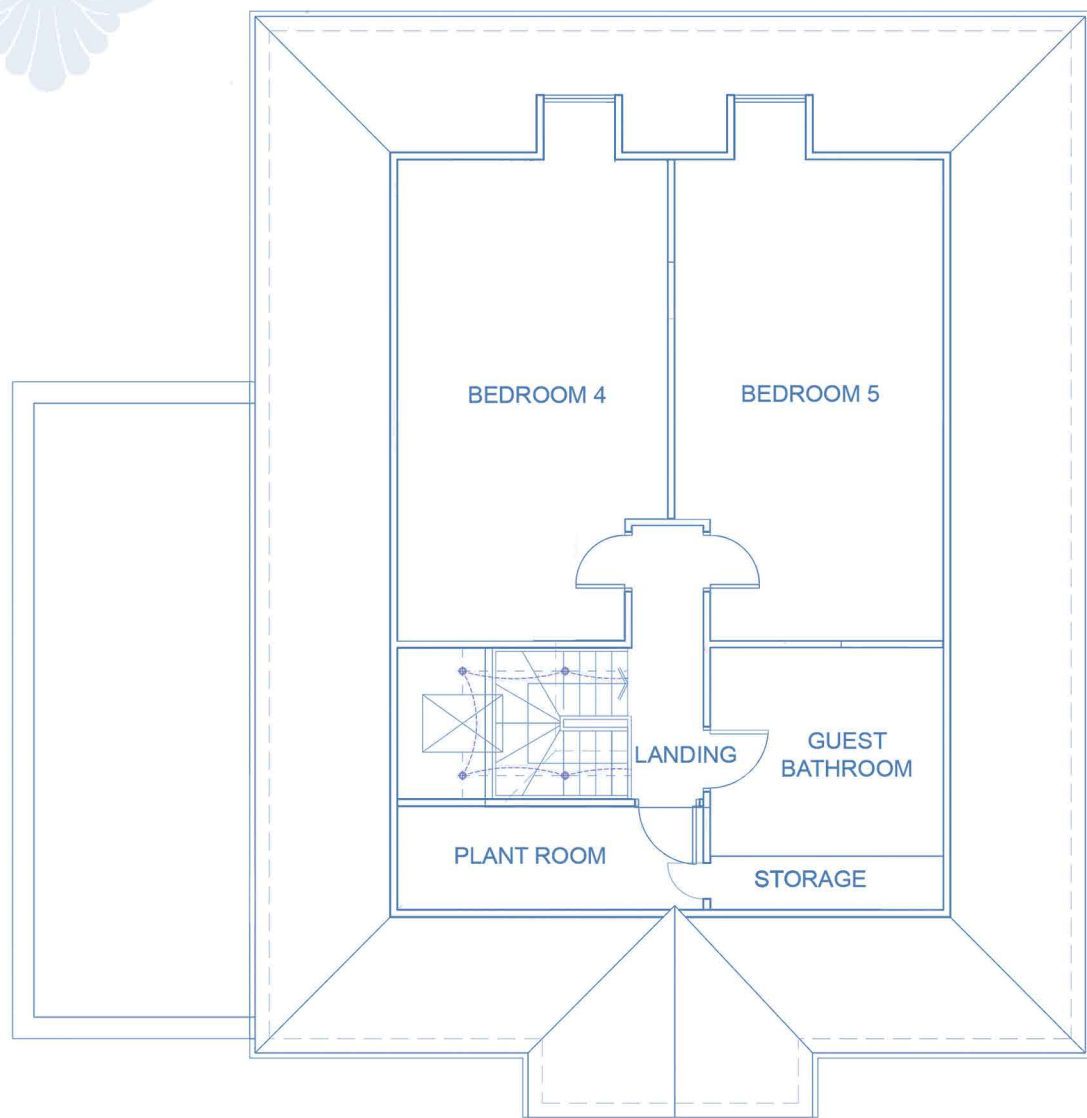
### METERS

Master Bedroom	4.78 x 4.04
Bedroom 1	3.55 x 3.43
Bedroom 2	3.82 x 3.42
Bedroom 3	3.93 x 3.87
Master Ensuite	4.78 x 2.0
Ensuite 1	2.62 x 2.5
Ensuite 2	3.8 x 1.63
Ensuite 3	3.8 x 1.65
Master Dressing	3.47 x 3.11
Dressing 1	2.61 x 1.53
Dressing 2	2.58 x 2.05

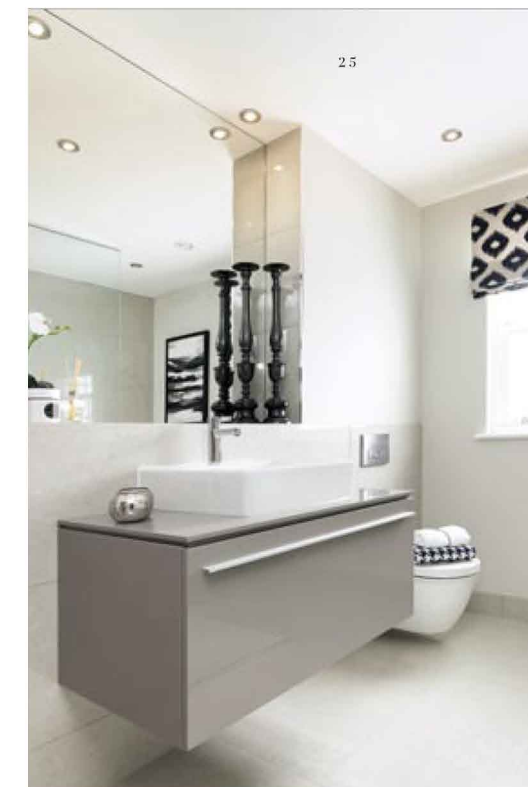
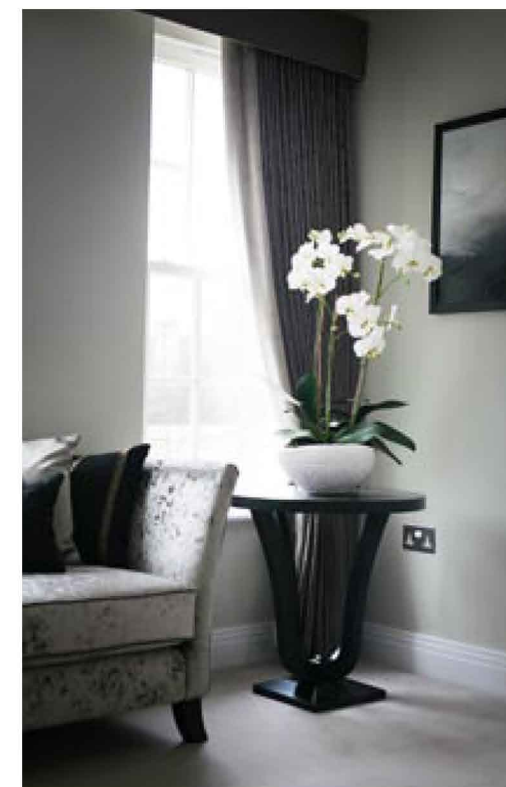




## SECOND FLOOR PLAN



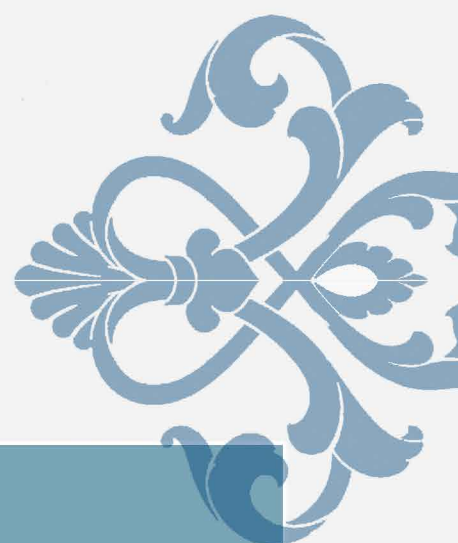
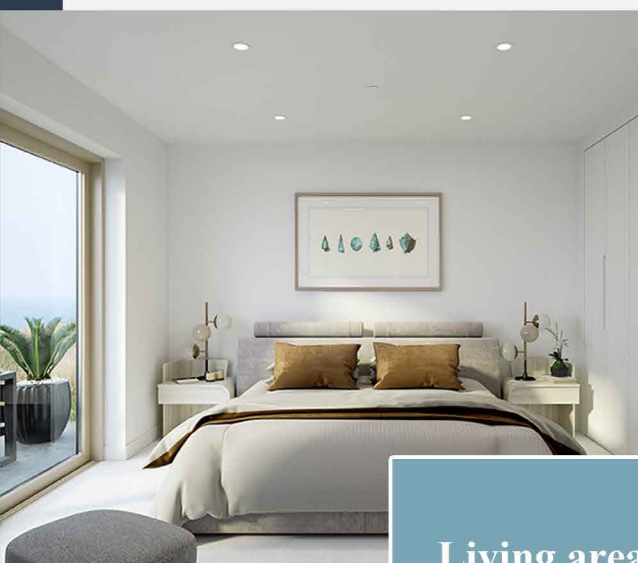
	METERS
Bedroom 4	6.6 x 3.67
Bedroom 5	6.6 x 3.62
Guest Bathroom	3.0 x 1.97
Storage	7.18 x 1.44



# FINISHES

True luxury is true comfort.

Discover the layout of our New Home at 56 The Drive.



## Living areas and bedrooms

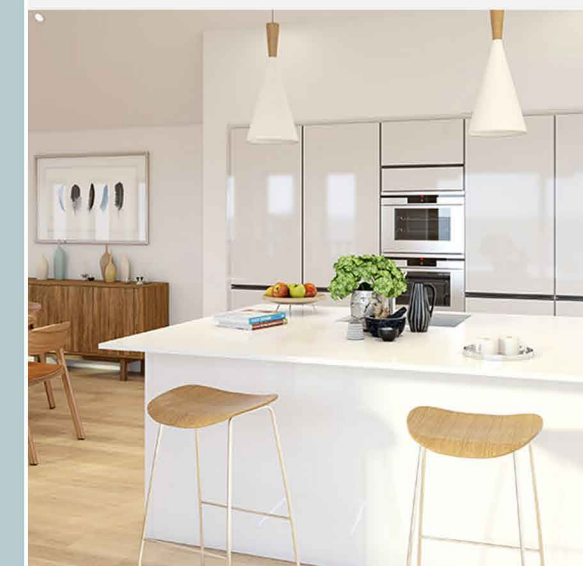
Living spaces are all about comfort, and that's why we have meticulously designed bright and spacious living areas and bedrooms which you will love relaxing and spending time in.

- TV aerial, phone & ethernet ports in all living areas
- Contemporary tiled flooring & open-plan design
- Sustainably sourced carpet & underlay to bedrooms
- Creston intelligent lighting control

## A contemporary kitchen with the latest appliances

The heart of the home, we have made sure that the kitchen will fit the demands of modern life – complete with an elegant stone worktop and sophisticated appliances. Ideal for hosting, whether just for two or for extended family and friends, the open-plan design means that you can both cook and interact with loved ones.

- Miele A-Rated appliances throughout
- Custom kitchen & high-quality worktops
- Central island with breakfast bar



## Luxury Villeroy & Boch bathrooms

An exceptional attention to detail has been used to design each bathroom of this house. Fully tiled, with heated features and sanitaryware from the luxury ceramics leader Villeroy & Boch, optimal comfort is assured.

- Hung pan with concealed cistern & dual flush
- Villeroy & Boch sanitaryware with tiled wet room
- Tiled bathroom with feature wall.

