



- THREE Bedroom DETACHED
- Open Plan Kitchen / Diner
- Utility Room
- Gas Central Heating
- Well Maintained Gardens

- Extended Family Home
- Two Reception Rooms
- Downstairs W/C
- Close To Ickenham Village
- EPC Rating D

A well-maintained and substantial THREE bedroom DETACHED Ickenham residence ideal for the growing family located on Breakspear Road South, close to amenities and transport links.

The ground floor of the property briefly comprises; spacious entrance hall, downstairs W/C, two bright and spacious interconnected reception rooms with dividing doors, open plan kitchen dining with doors leading to a patio and garden and a utility room. The first floor provides a landing, three double bedrooms all with fitted wardrobes, family bathroom with a shower and a separate W/C. Further benefits include a garage, gas central heating, double glazing, ample off street parking, well maintained front and rear gardens.

Walking distance of Ickenham Village and well regarded local schools nearby, with Breakspear Primary School and Vyners Secondary School a short distance away. Also well located for motorway links with A40/M40/M25 junctions and Ickenham Tube Station (Metropolitan & Piccadilly Lines).

Viewings are strictly by appointment only.

Price: Guide Price £850,000

Tenure: Freehold

Local authority: Hillingdon

Council tax band: F

Broadband type: Upto: Ultrafast 1800 Mbps d/l 924 Mbps u/l

Mobile Coverage (Indoor):

Provider Voice Data

EE - Likely Limited

Three - Likely Likely

O2 - Likely Likely

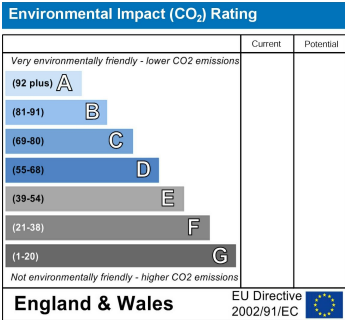
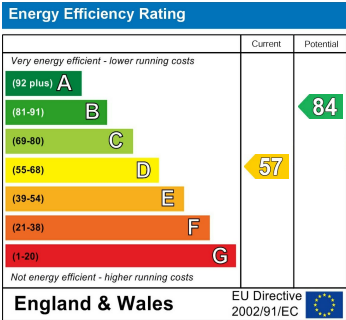
Vodafone - Likely Likely

\*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org.uk>









## Breakspear Road South, Ickenham, Uxbridge, UB10

Approximate Area = 1446 sq ft / 134.3 sq m

Garage = 123 sq ft / 11.4 sq m

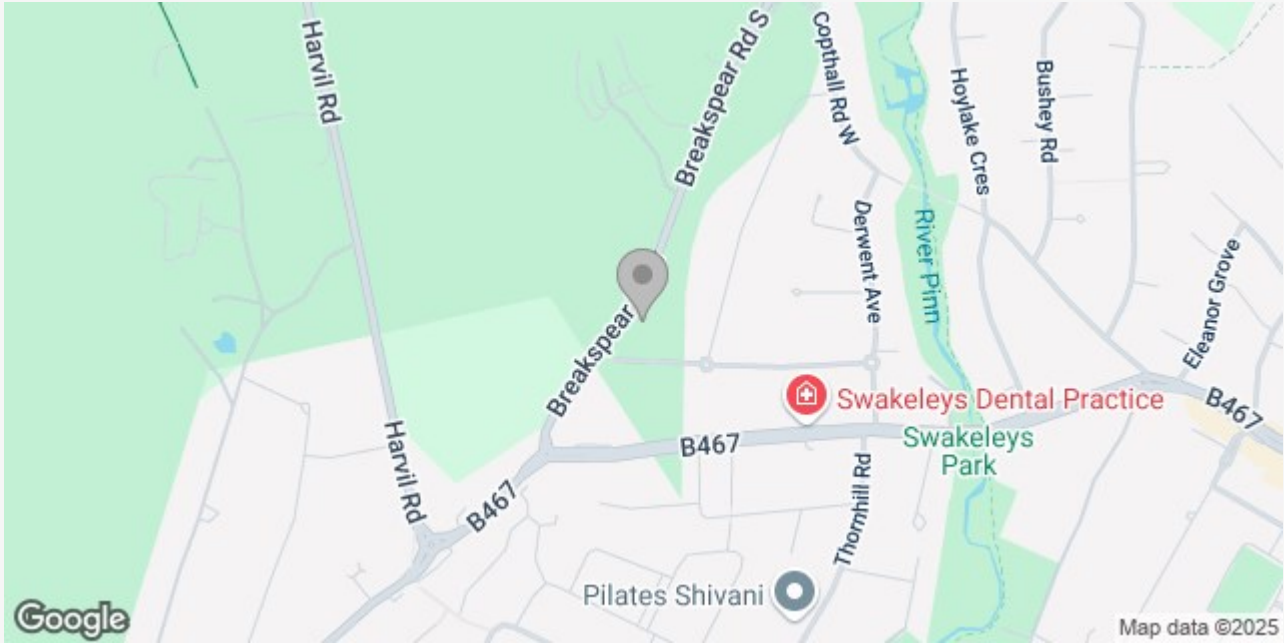
Total = 1569 sq ft / 145.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lakin & Co. REF: 1250893

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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