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The Avenue, UB10 8NR  
£1,385,000

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The Avenue, UB10 8NR

**£1,385,000**

- Four Double Bedrooms
- Prestigious Private Road
- Master Bedroom with En Suite
- 2826 Sq Ft / 262.5 Sq M
- Character Property Period Charm with Modern Interiors
- Set in 0.4 of an Acre
- Short Walk to Ickenham Village
- Five Reception Rooms
- Nearby to Highly Regarded Schools
- Breath-taking Garden with Outdoor Heated Swimming Pool

## Description

This remarkable, unique and skilfully extended home measures 2826 Sq Ft with origins to the Elizabethan era (circa 1560). Nestled on one of the finest roads in the area and set back from the road on 0.4 of acre this period property is brimming with charm. Comprising of a welcoming entrance hall, downstairs WC, utility room, a modern fitted kitchen/ breakfast room with an island, spacious dining room, bathroom with Victorian steel roll top bath and double shower, a reception room with gas fire, conservatory with underfloor heating and air conditioning, games room and an office to complete the ground floor.

To the first floor a bright and spacious landing provides access to four double bedrooms including an impressive master suite with fitted wardrobes and en suite bathroom.

A large front garden and driveway leading you to the property also creating space for off street parking for multiple vehicles. The rear boasts a stunning private landscaped garden with outdoor heated swimming pool surrounded by a tiled decked perfect for outside dining and entertainment, also a summer house with a shower & WC.

## Situation

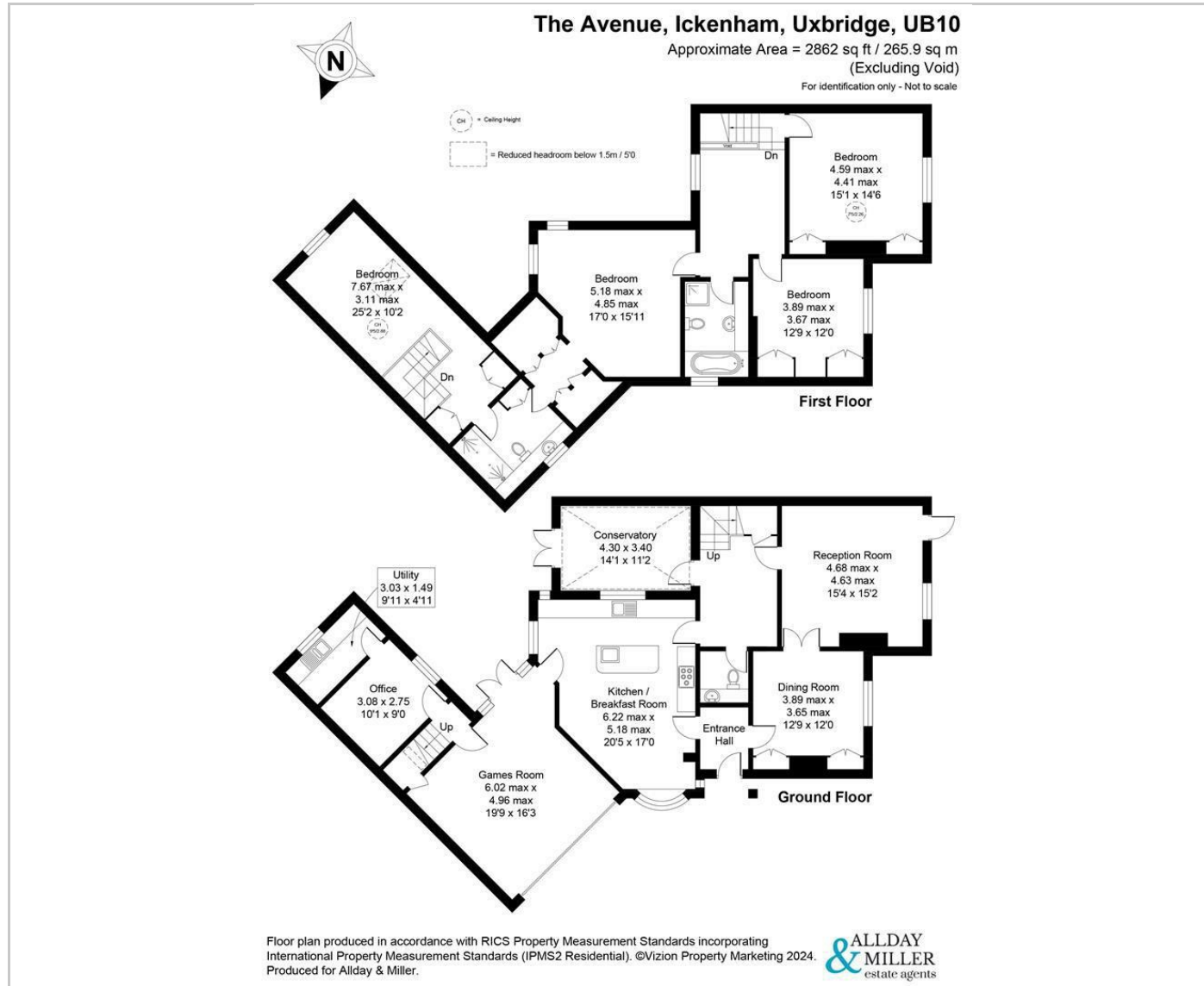
The Avenue is an exclusive tree lined private residential road that is regarded as one of Ickenham's most prestigious and sought after locations known for its grand houses with open and spacious gardens.

It is a short stroll to the village shops, restaurants and Metropolitan / Piccadilly line train station with direct links to The City and Baker Street, while London and the Home Counties are easily accessed via the A40.

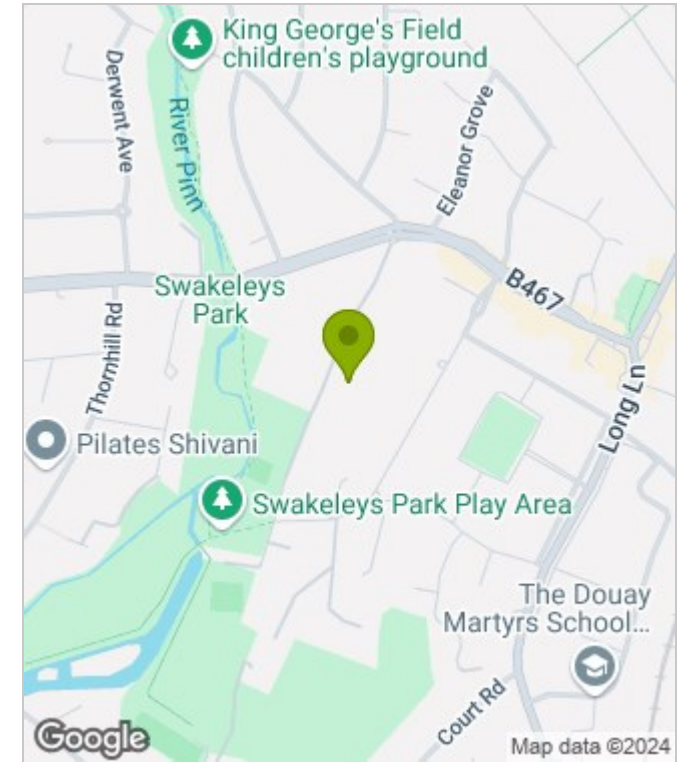
A number of highly regarded schools are within close proximity including Breakspear Primary & Vyners Senior School. To the end of the road is Ickenham Tennis Courts and the award winning Swakeleys Park, which has been recently renovated and enjoys beautiful scenery and woodland areas.



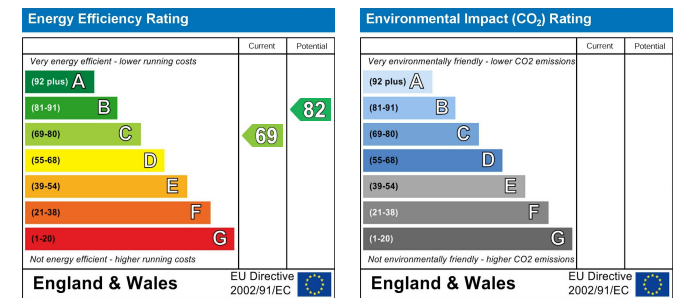
## Floor Plans



## Area Map



## Energy Performance Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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