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The Avenue, Ickenham, UB10 8NP
£1,775,000

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- Substantial Four Double Bedroom Detached Home
- Fitted Kitchen With Bifold Doors
- Large Gated Driveway
- Short Walk to Ickenham Village
- Double Garage
- Prestigious Private Road
- Plot Of 0.23 Acres
- Nearby to Highly Regarded Schools
- 3021 Sq Ft/ 280.7 Sq M
- Master Bedroom with En Suite & Dressing Room

Description

An immaculate home with inviting accommodation that comprises of entrance hall, large L shaped main reception room, dining room, an impressive fitted and integrated kitchen & island unit with breakfast area embracing lantern sky light & bifold doors overlooking and proving access to the rear garden, utility room and a downstairs WC.

The first floor boasts four double bedrooms (master with ensuite & dressing room) and a modern family bathroom.

Rising to the second floor enjoys a large 20ft loft room accessed via a staircase

A large gated front driveway for multiple cars to park, also access to the double garage.
To the rear a beautiful private garden mainly laid to lawn with a patio area.

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 homes and stunning 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.



The Avenue, Ickenham, Uxbridge, UB10

Approximate Area = 3021 sq ft / 280.7 sq m
(Including Garage & Excluding Void & Eaves)
For identification only - Not to scale

Ground Floor

Garden
24.52 x 13.90
80'5 x 45'7

Reception / Dining Room
8.61 max x 6.35 max
28'3 x 20'10

Kitchen / Dining Room
10.72 max x 4.98 max
35'2 x 16'4

Dining Room
5.44 x 3.30
17'10 x 10'10

Garage
6.12 max x 5.79 max
20'1 x 19'0

Utility
3.71 max x 2.87 max
12'2 x 9'5

Up

Extends To
15.25 x 50'0

First Floor

Bedroom 1
5.08 max x 3.61 max
16'8 x 11'10

Bedroom 2
4.45 max x 3.40 max
14'7 x 11'2

Bedroom 3
3.51 max x 3.30 max
11'6 x 10'10

Bedroom 4
3.41 x 3.31
11'2 x 10'10

Walk-in Wardrobe

Up

Dn

Wardrobe

Second Floor

Loft Room
6.15 x 2.92
20'2 x 9'7

CH = Ceiling Height

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2024. Produced for Allday & Miller.

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A map of the Swakeleys Park area in Wokingham. The map shows Swakeleys Dental Practice marked with a red location pin and a red cross icon, and Swakeleys Park Play Area marked with a green location pin and a green tree icon. The River Pinn flows through the area, with Derwent Ave and Thornhill Rd crossing it. Other roads shown include Bushey Rd, Eleanor Grove, B467, and Long Ln. The map is credited to Google and shows map data from 2025.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	Current 61	Potential 78	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC

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