

ALLDAY  
& MILLER



Swakeleys Road, UB10 8BA  
£1,250,000





**Swakeleys Road, UB10 8BA**

**£1,250,000**

- Four Bedrooms
- Located on Ickenham High Street
- Sought After Location
- 2031 sq ft
- Detached
- Walking Distance to Ickenham Station
- Close to Highly Regarded Schools
- Corner Plot

## Description

This spacious family home offers a perfect blend of comfort and functionality. As you enter, you are welcomed by a fitted kitchen that seamlessly flows into a breakfast room. The ground floor boasts a variety of versatile living spaces, including a study, a dining room, a playroom, and a generous reception room that invites relaxation.

Rising to the first floor, you will find four well proportioned bedrooms. The master suite features an ensuite bathroom, providing a private retreat, while another bedroom is equipped with its own WC for added convenience. A family bathroom serves the remaining bedrooms, ensuring ample facilities for all.

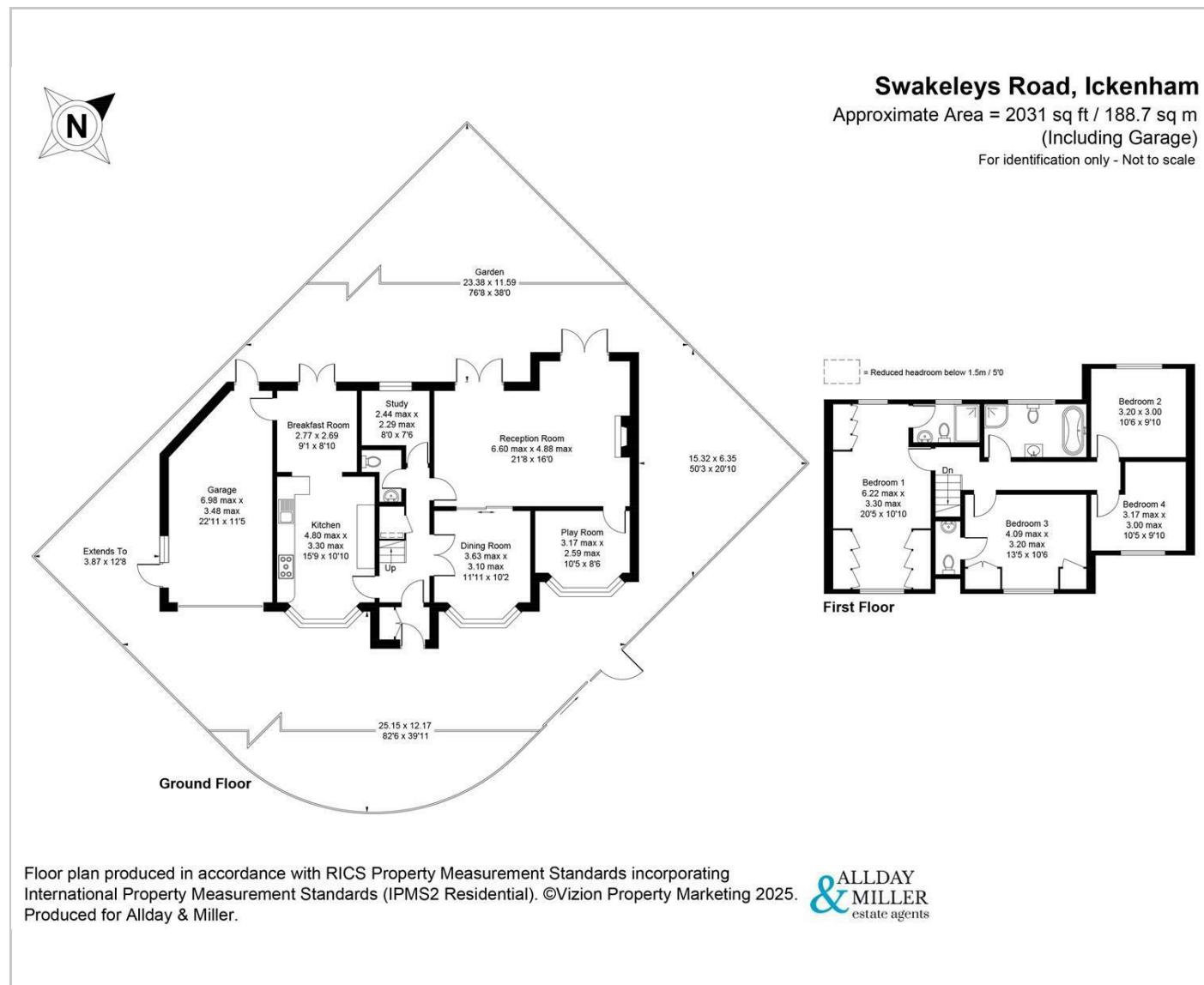
The property is complemented by a large front drive, offering ample parking and easy access to the garage. The private garden, mainly laid to lawn, provides the perfect space for outdoor dining and entertainment.

## Situation

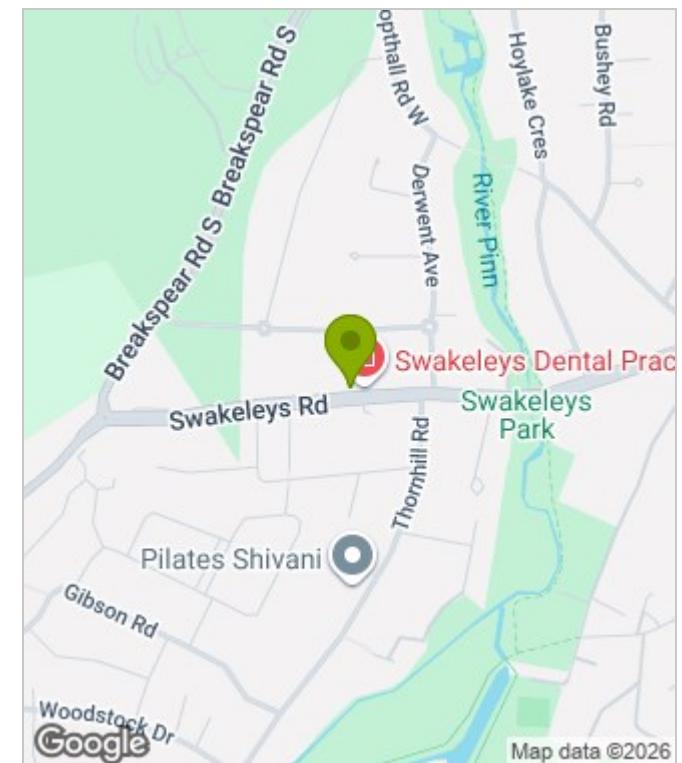
Swakeleys Road situated within close proximity to Ickenham High Street and its selection of shops, trendy cafes and restaurants. Ickenham station (Metropolitan/Piccadilly) provides a reliable service into the city whilst West Ruislip Station, half a mile away is serviced by both tube and train lines into Marylebone Station in just 25 minutes, with regular trains every 15 minutes. For the motorist, there are excellent connections to central London via the M25 and the M40 making it a popular choice for professionals. For families, there are a number of highly regarded schools including Douay Martyrs, Vyners and Breakspear Infant & Juniors. Nearby leisure facilities include Ruislip Golf course, Ickenham tennis club and Ickenham cricket club.



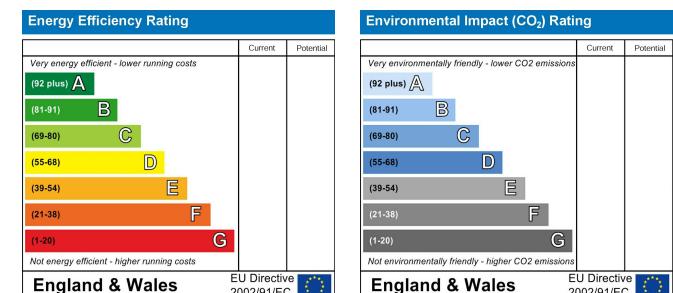
## Floor Plans



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.