

# Ickenham Road

Ruislip • Middlesex • HA4 7BZ

Guide Price: £1,200,000



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Nestled within reach of the vibrant Ruislip High Street, this exquisite three-bedroom detached residence epitomizes refined living. Boasting versatile interiors and a separate annexe, this home offers ample space for modern family living. With convenient access to nearby tube links, commuting is effortless, making this property the epitome of luxurious suburban living.

DETACHED

THREE BEDROOMS

TWO BATHROOMS

KITCHEN

LIVING ROOM & DINING ROOM

SUMMER HOUSE

IMPRESSIVE ANNEX

SOUGHT AFTER LOCATION

OFF STREET PARKING

CLOSE PROXIMITY TO RUISLIP HIGH STREET

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.







#### SITUATION

This property is a short stroll away from Ruislip High Street where a vast number of shops, restaurants and transport links can be found including Waitrose, Tesco Express, Zaza, numerous pizza outlets and coffee shops. For the motorist, there are excellent connections to central London via the M25 and the M40, making it a popular choice for city commuters and professionals. Commuters are well suited with five London Underground stations in the area. With Ruislip station at the end of the High Street, travelling into the city via the Metropolitan or Piccadilly lines could not be easier. Other nearby stations include West Ruislip, serviced by both tube and train lines into Marylebone Station in just 25 minutes, with regular trains every 15 minutes. For families, there are a number of highly regarded schools that cater for children of all ages within close proximity including Whiteheath, Hayden, BWI Primary, Sacred Heart Primary, and Bishop Ramsey Church of England Secondary school. Ruislip Woods, Highgrove and Ruislip Bowls club are all within easy reach.

#### DESCRIPTION

Positioned in close proximity to Ruislip High Street is this exceptional three-bedroom detached family sanctuary. Enter through a spacious hallway, adorned with a guest cloakroom, where doors unveil all ground floor rooms. The wonderfully designed kitchen boasts sleek fittings, a variety of storage options, and seamlessly transitions onto the rear patio through double doors, offering an ideal space for culinary endeavors. Adjacent, the capacious dining room beckons with a charming fireplace and French doors that open onto the landscaped rear garden. The elegant reception room, with its own distinctive fireplace, provides a serene escape with a seamless flow to the outdoors. Ascend to the upper level to discover three generously proportioned bedrooms, complemented by a lavishly appointed family bathroom and an additional shower room.

#### OUTSIDE

The front presents a grand welcome with a sprawling driveway accommodating multiple vehicles. A sense of seclusion is assured by the surrounding wall and hedges, offering privacy and an air of exclusivity. Venture into the expansive rear garden to discover mostly lawn, embraced by the benefit of mature hedges and towering trees, creating a picturesque retreat for relaxation and recreation alike. A charming patio area beckons at fresco dining and leisurely gatherings. Completed with an impressive annex, boasting a living room, bedroom, and bathroom, stands as a testament to refined living. Additionally, a quaint summer house, previously utilized as a playroom and bar, adds versatility and charm to this outdoor sanctuary, promising endless possibilities for enjoyment and entertainment.



### Schools:

Bishop Winnington Ingram C of E Primary School 0.6 miles  
Warrender Primary School 0.8 miles  
Bishop Ramsey Church of England School 1.2 miles



### Train:

Ruislip 0.3 miles  
West Ruislip 0.5 miles  
Ruislip Manor 0.7 miles



### Car:

M4, A40, M25, M40



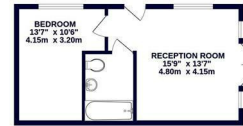
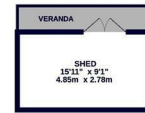
### Council Tax Band:

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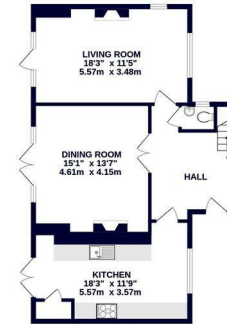
(Distances are straight line measurements from centre of postcode)



OUTBUILDING  
502 sq.ft. (46.7 sq.m.) approx.



GROUND FLOOR  
718 sq.ft. (66.7 sq.m.) approx.



1ST FLOOR  
601 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA: 1821 sq.ft. (169.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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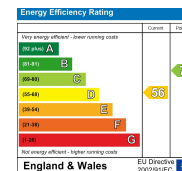


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