

# Swakeleys Road

Ickenham • Middlesex • UB10 8DW

Guide Price: £830,000



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Offered to the market is this fantastically presented three bedroom detached family home in a fantastic location just a short stroll away from Ickenham village. The property is immaculately presented and offers a fantastic home for the growing family. The property offers a lovely open plan entertaining space to the rear with views over the well landscaped garden whilst still giving a very warm homely feel. The property is situated in the catchment for highly regarded schools along with being nearby to numerous transport links for the commute into town and home counties.

Detached home

Three bedrooms

Walk in wardrobe

Open plan living area

Landscaped secluded rear garden

Off street parking

Fantastic location

Walking distance to highly regarded schools

Easy access to transport links

Closeby to local amenities

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.





### Property

As you enter this fantastic family home you are welcomed by a large entrance hall with the added luxury of a downstairs W/C. Proceeding through to the right hand side is the large living area with a fantastic feature fireplace along with lovely wood flooring throughout. To the rear of the property accessed both via the family living room and the entrance hall is the sizable open plan living area providing a fantastic space for the growing family offering a fantastic entertaining space. The open plan living area has the added benefit of a sizable utility room with tucked away utilities. The open plan space has lovely bifold doors offering great views over the secluded rear garden. Proceeding upstairs to the front of the property is the sizable master bedroom which has the luxury of a walk in wardrobe with fitted wardrobes. Bedrooms two and three also are fantastic size double bedrooms. Concluding the upstairs is the large family bathroom offering both a shower and bathtub.

### Outside

To the front of the property you have a lovely well maintained front garden with mature shrubbery offering a lovely private feel to the home. The front garden also has the great benefit of off street parking along with the addition of ample parking along the road as well. To the rear of the property is the well landscaped private rear garden, closer to the house is the large patio area offering a fantastic entertaining space for the summer months. Proceeding down the steps you have a well maintained lawn space for the growing family along with a sizable shed at the rear for additional storage space.

### Location

This property is located footsteps from the village which offers a superb range of shops, cafes and restaurants whilst the pleasant open space of King George V playing field are a short stroll away. Ickenham station (Metropolitan/Piccadilly lines) is a short walk away providing reliable links into the City and West End. Alternatively West Ruislip station is serviced by both tube (Central line) and train lines into Marylebone Station in just 25 minutes, with regular trains every 15 minutes. For the motorist the A40 is a short drive away providing access to Central London and the Home Counties. For families, there are a number of highly regarded schools including Douay Martyrs, Breakspear Infant and Juniors and Vyners Senior School, along with a number of leisure facilities including Ruislip Golf Club and Hillingdon Leisure Centre.



### Schools:

Breakspear Primary 1.1 miles  
 Douay Martyrs Secondary 1.4 miles  
 Glebe Primary 1.5 miles



### Train:

Ickenham Station 1.2 miles  
 West Ruislip Station 2.2 miles  
 Hillingdon Station 1.5 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

F

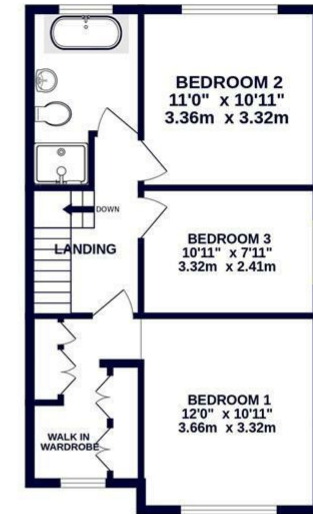
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
 1037 sq.ft. (96.3 sq.m.) approx.



1ST FLOOR  
 536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 1573 sq.ft. (146.1 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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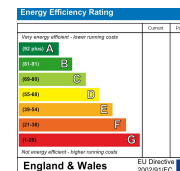
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