

# Swakeleys Road

Ickenham • Middlesex • UB10 8AZ

Guide Price: £945,000



coopers  
est 1986

# Swakeleys Road

Ickenham • Middlesex • UB10 8AZ

An attractive four bedroom detached home that is arranged over three floors creating a spacious home for the growing family. It is located in a desirable location in Ickenham situated within close proximity to a number of highly regarded schools, the A40 and Ickenham Village with its shops, bars and restaurants. The Central/Metropolitan/Piccadilly Line stations are also within walking distance.

Detached

Four bedrooms

Spacious interior throughout

Loft conversion

Garage

Large landscaped garden

Ample off street parking

Close to sought after schools

Close to train lines

Easy access to A40/M40/M25

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 beautifully presented family home, you are first met by an entrance porch and airy hallway. Conveniently directly to your right there is a downstairs w.c, to your left you enter into the bright and spacious through lounge and dining area. From here there is access to a decking area with views looking out to the private garden. The fitted kitchen is located to the right of the property, which has been extended creating ample worktop and storage space. On the first floor there are two double bedrooms which have the luxury of fitted wardrobes, and a good size single bedroom. There is also a tiled family bathroom with a separate toilet. The loft has been converted into a fourth bedroom, which also has the potential and space to add an en-suite bathroom.

### **Outside**

This property offers ample off street parking, having a great sized driveway fitting multiple cars. There is also an undercover carport to the right. To the rear of the property there is a spacious, landscaped secluded garden with an elevated decked area which is perfect for entertaining in the summer months. There is also a large garage used for storage.

### **Location**

Swakeleys Road is in close proximity to Ickenham village and its selection of shops, trendy cafes and restaurants. West Ruislip and Ickenham tube stations are nearby offering a reliable service into Central London via the Central/Chiltern line and Metropolitan / Piccadilly lines. For the motorist, the house is also conveniently located for the A40/M25 which provides access into London and the Home Counties. For families, it is within the catchment area for a number of highly regarded schools including Douay Martyrs, Vyners and Breakspear Infant and Juniors. There are also a number of leisure facilities nearby including Uxbridge Golf Club, bowls club, Ickenham cricket club and Virgin Riverside Health Club which has a modern gym, tennis and squash courts and swimming pool.



### Schools:

Breakspear Primary 0.4 miles  
Douay Martyrs Secondary 0.4 miles  
Glebe Primary 0.6 miles



### Train:

Ickenham Station 0.7 miles  
West Ruislip Station 0.9 miles  
Hillingdon Station 0.8 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



TOTAL FLOOR AREA : 1803 sq.ft. (167.5 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.

Made with Metropix ©2023

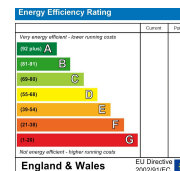


01895 547 011

27-29 Swakeleys Road, Ickenham,  
Middlesex, UB10 8DF

ickenham@coopersresidential.co.uk

CoopersResidential.co.uk



Important Notice: 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 or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.