

# Gibson Road

Ickenham • Middlesex • UB10 8EN

Guide Price: £950,000



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A well maintained five bedroom semi-detached house on a desirable road in Ickenham offering generous sized rooms throughout, a secluded garden and an impressive frontage with parking for multiple vehicles. This property is ideally situated, being just a short distance from local amenities, highly regarded schools and excellent transport links.

Semi detached

Five bedrooms

Large frontage and driveway

Spacious interior throughout

Landscaped garden

Immaculately presented

En-suite to master bedroom

Walking distance to well regarded schools

Sought after location

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 fantastic home, you are first met by an airy hallway. To the left there is a spacious reception room with a feature fireplace and being double aspect there is ample natural light. To the right of the property there is a large modern fitted kitchen which flows into the family dining area. Another reception room is located to the right of the property which has access into the garden. There is also a downstairs shower room located on the ground floor. On the first floor there are five bedrooms and two bathrooms. The master bedroom benefits from fitted wardrobes and an en-suite bathroom. The second and fifth bedrooms also have fitted cupboards.

### Outside

The property is approached from an imposing driveway and lawn, providing parking for multiple vehicles. The large front garden is laid to lawn, bordered by trees and shrubs. The rear garden provides a large space for private family enjoyment, with a paved patio and spacious lawn area.

### Location

Located in a sought after road, being only a short distance to Ickenham Village which offers a good range of shops, cafes and restaurants. 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. 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 within walking distance including Vyners Secondary School, Douay Martyrs and Breakspear Infant and juniors. There are a number of facilities nearby including Hillingdon Leisure Centre, Uxbridge Golf Club, Denham Country Park and Uxbridge Town Centre



### Schools:

Vyners School 0.4 miles  
The Breakspear School 1.4 miles  
Douay Martyrs Catholic School 1.1 miles



### Train:

Ickenham Station 1.3 miles  
Hillingdon Station 1.0 mile  
West Ruislip Station 2.4 miles



### Car:

M4, A40, M25, M40



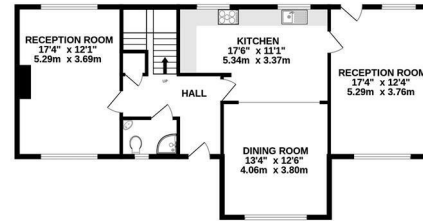
### Council Tax Band:

F

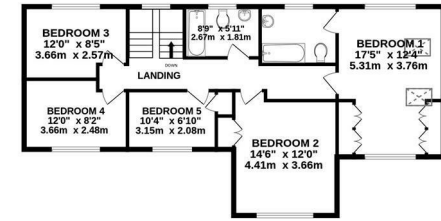
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
926 sq.ft. (86.0 sq.m.) approx.



1ST FLOOR  
908 sq.ft. (84.4 sq.m.) approx.

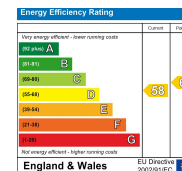


TOTAL FLOOR AREA: 1834 sq.ft. (170.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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