

# Swakeleys Road

Ickenham • Middlesex • UB10 8BB

Guide Price: £1,400,000



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est 1986

# Swakeleys Road

Ickenham • Middlesex • UB10 8BB

A fantastic and imposing four bedroom detached property set in the heart of Ickenham. This property offers an abundance of space for the family to enjoy, and is in close proximity to Ickenham High Street and it's selection of shops, cafes and restaurants. West Ruislip and Ickenham tube stations are nearby offering easy access into central London via the Central and Metropolitan / Piccadilly lines. The house is a short drive to the A40/M25 with it's access into London and the Home Counties.

Detached

Four/five bedrooms

Three bathrooms

Immaculate condition throughout

Gated off street parking

Approximately 2500 sq ft

Large garden

Walking distance to Ickenham Village

Close to tube lines

Easy access to A40/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

This four bedroom residence will impress those seeking space, luxury and a convenient location. Comprising a magnificent bright and spacious entrance hallway with guest cloakroom just off the right. There is a naturally bright front reception room which is decorated in neutral tones. The second reception room to the rear of the property is also an excellent space and has a patio door leading out into the garden. The expansive kitchen/diner/family room benefits from an oak kitchen, granite worktops and integrated appliances. The bi-folding doors open up and lead directly into the garden. There is also a separate utility room. On the first floor there are four bedrooms two of which have a stylish en suite, and the master bedroom benefits from a walk in wardrobe area. The family bathroom is a modern design and fully tiled. This superb residence offers flowing interiors and a private outdoor area delivering the ultimate family haven.

### Outside

To the front of the property there is a recently installed electric gated entrance. This allows access to a paved driveway for off street parking and a garage. To the rear there is a large outdoor seating area which is directly accessed from the bi-fold doors in the kitchen. The main area of the garden is laid to lawn and is a great space for the family to enjoy.

### Location

This property is located footsteps from the village which offers a superb range of fashionable 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 Fusion Leisure Centre.



### Schools:

The Breakspear School 0.4 miles  
Vyners School 0.6 miles  
The Douay Martyrs Catholic School 0.6 miles



### Train:

Ickenham Station 0.7 miles  
West Ruislip Station 1 mile  
Hillingdon Station 1.2 miles



### Car:

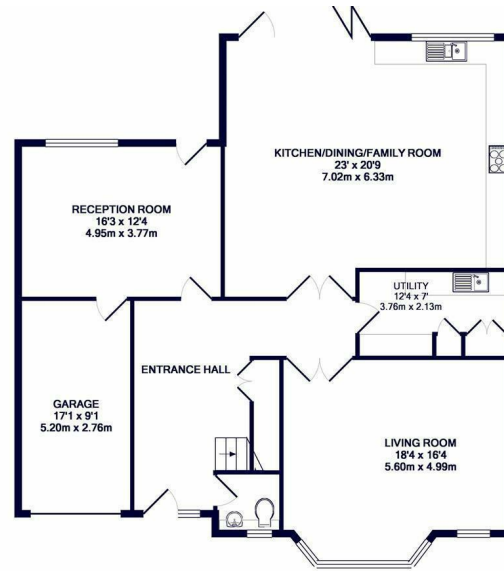
M4, A40, M25, M40



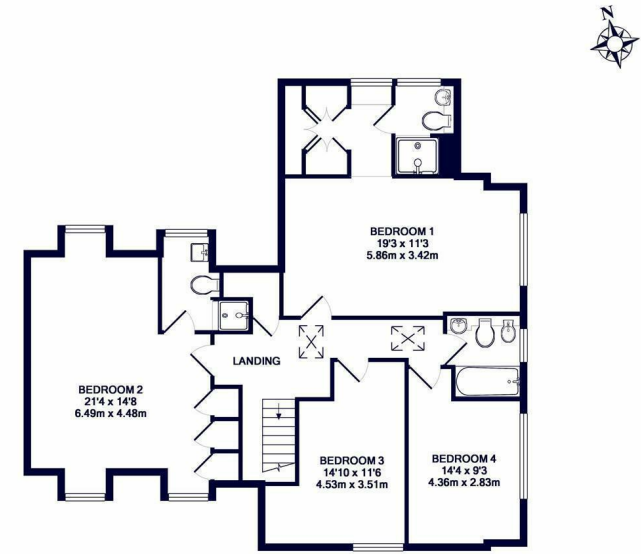
### Council Tax Band:

G

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
APPROX. FLOOR  
AREA 1409 SQ.FT.  
(130.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1048 SQ.FT.  
(97.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2458 SQ.FT. (228.3 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent energy efficiency	C		
Below average energy efficiency	D		
Less energy efficient	E		
Not energy efficient - higher running costs	F		
Very poor energy efficiency	G		
England & Wales		EG	EW
		2022/1/15	2022/1/15

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.