

Thornhill Road

Ickenham • Middlesex • UB10 8SF

Guide Price: £1,400,000



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est 1986

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This perfect residence is set in one of Ickenham's most desirable and sought after roads. Presented in excellent condition throughout this substantial four bedroom detached property offers an abundance of space and light making it the ideal home for a growing family. The property is also conveniently located within easy reach of Ickenham village, Uxbridge Town Centre and Central London.

Detached

Wide plot

Four bedrooms

Double width and length garage

Large frontage with ample off street parking

Landscaped garden

Spacious interior throughout

Immaculate condition

Close to well regarded schools

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 family home, you are first met by an entrance porch. Conveniently, directly to the right of the porch is a w/c. You then enter into a light filled reception room with a feature fireplace and access to the kitchen. To the rear of the home is the fitted kitchen/breakfast room. The kitchen comes equipped with integrated appliances, ample worktop and storage space, and the convenience of a utility room, which houses the boiler. You can access the garden from the breakfast room and utility. To the left of the home, there are two further spacious living rooms, and a dining room that opens up to the garden. On the first floor, there are four double bedrooms, all with the luxury of fitted wardrobes, and the double aspect master bedroom benefiting from an en-suite. There is also a tiled family bathroom located off of the landing.

Outside

To the front of this detached home, there is large paved driveway providing ample off street parking. There is also the benefit of a substantial garage, with room for additional parking or storage. There is excellent potential to convert the garage into further living space (STPP). To the rear, there is a secluded landscaped garden, boarded by mature shrubbery and trees. There is also a patio area, with space for garden furniture, making it the perfect place to entertain in the summer months.

Location

Located on Thornhill Road this property is footsteps from the village which offers a superb range of fashionable shops, cafes and restaurants. Ickenham Station offers the Metropolitan and Piccadilly lines and 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 and provides access to Central London and the Home Counties. For families, there are a number of highly regarded schools including Breakspear Infant and Juniors and Vyners and Douay Martyrs Senior School's, along with a number of leisure facilities including Uxbridge Golf Club, Ruislip bowls club and Fusion Gym and Swimming pool at Hillingdon Leisure Centre.



Schools:

Vyners School 0.5 miles
The Breakspear School 0.5 miles
Glebe Primary School 0.9 miles



Train:

Ickenham Station 0.9 miles
Hillingdon Station 1 mile
West Ruislip Station 1.2 miles



Car:

M4, A40, M25, M40



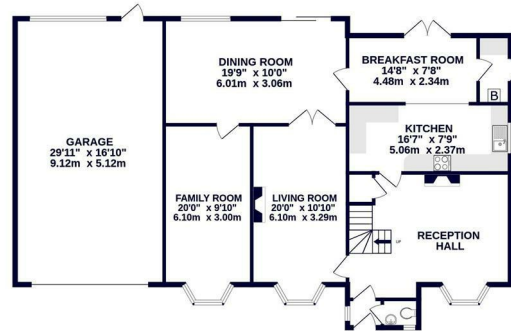
Council Tax Band:

F

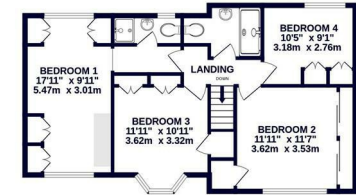
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
1688 sq.ft. (156.8 sq.m.) approx.



1ST FLOOR
724 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA : 2422sq.ft. (225.0 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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01895 547 011
27-29 Swakeleys Road, Ickenham,
Middlesex, UB10 8DF
ickenham@coopersresidential.co.uk

CoopersResidential.co.uk

Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		
		30	66

England & Wales
EPC Directive
2002/91/EC

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.