

# Boniface Road

Ickenham • Middlesex • UB10 8BU

Guide Price: £900,000



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# Boniface Road

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This bright and spacious four bedroom detached home is presented in immaculate condition throughout and offers versatile living spaces for the family to enjoy. The property also boasts ample off street parking and a peaceful secluded garden with access to a separate garage. Boniface Road is a quiet residential road and is located in the heart of Ickenham moments from the shops and local facilities at Ickenham Village.

Detached

Four bedrooms

Two bathrooms

Two reception rooms

Modern fitted kitchen

Ample off street parking

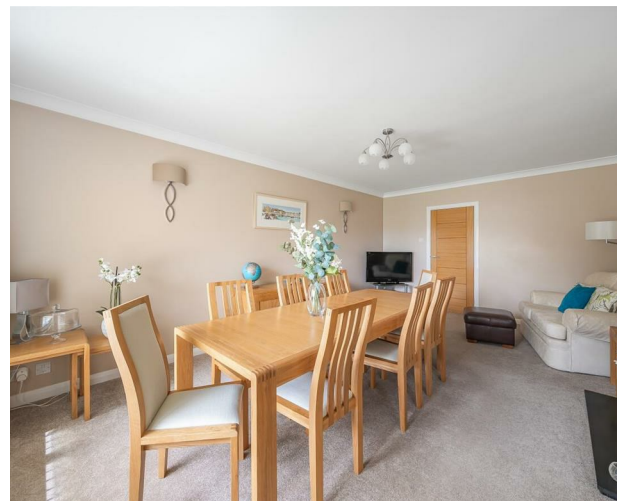
Garage

Beautiful garden

Moments from Ickenham Village

Walking distance to tube lines

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 walk into this detached family home you are welcomed by bright and spacious entrance hallway. To your right there is a double aspect reception room with patio doors leading out to a patio area. Moving back to the hall and to the right is a second large reception room that is currently being used as the dining room. From here there is access to the kitchen. The kitchen is an excellent space and is fitted with modern units and comes equipped with all integrated appliances. The kitchen flows back to the hallway and to the right is the downstairs bedroom and shower room. To the first floor and to the rear of the property is a fantastic master bedroom offering superb floor space and the benefit of fitted wardrobes. There is a further double bedroom also with fitted cupboard space, a good size single room, and completing the accommodation is the family bathroom.

### Outside

To the front of the property there is a paved driveway offering off street parking for up to four cars. To the left of the property there is a side gate for access to the garden, and to the right there is a short walk to access the separate garage and additional parking. To the rear you will find a wonderful secluded garden with a patio area for entertaining, a private seating area in the far corner for relaxing, and a well manicured lawn. From the garden there is also a door leading to the rear of the garage.

### Location

Boniface Road is a quiet residential road in the heart of Ickenham Village offering easy access to local shops, restaurants, bus/road links and train stations. Ickenham Metropolitan and Piccadilly Line station is close by and West Ruislip station is within close proximity and offers the Central/British Rail lines. For families there are a number of highly regarded local schools for all ages.



### Schools:

The Breakspear School 0.5 miles  
The Douay Martyrs School 0.5 miles  
Vyners School and Sixth Form College 0.9 miles



### Train:

Ickenham 0.3 miles  
West Ruislip 0.6 miles  
Hillingdon 1 mile



### Car:

M4, A40, M25, M40



### Council Tax Band:

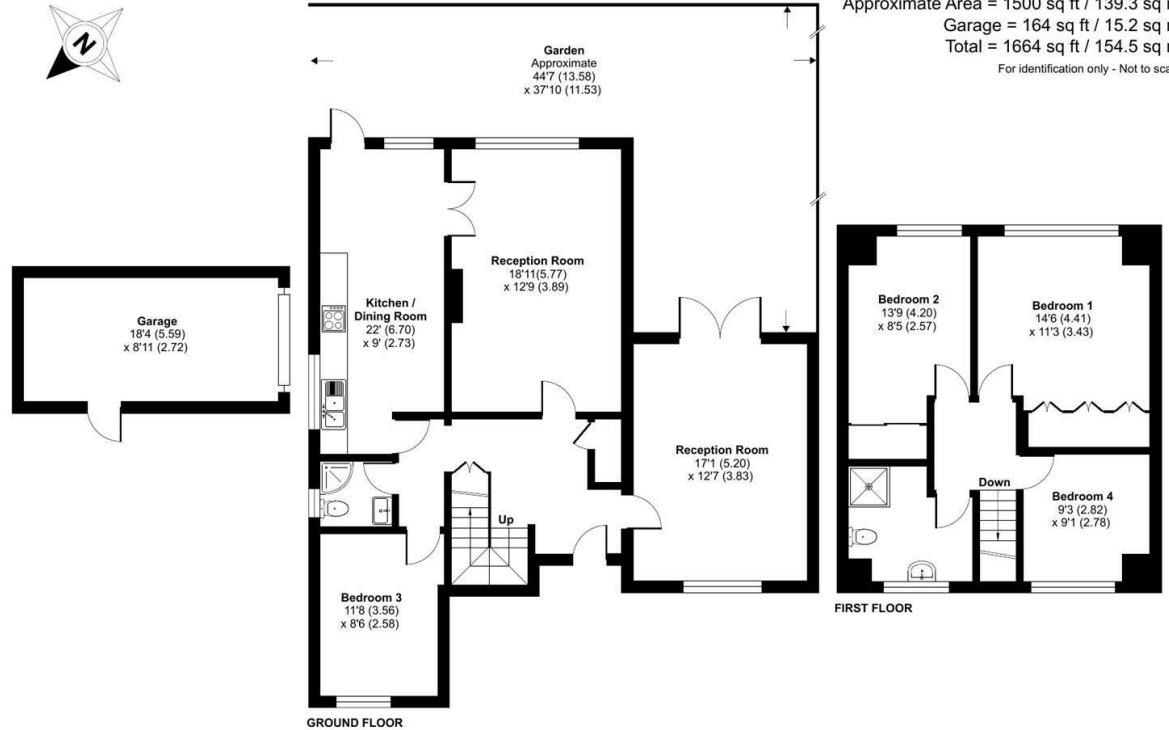
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(Distances are straight line measurements from centre of postcode)



## Boniface Road, Ickenham, Uxbridge, UB10

Approximate Area = 1500 sq ft / 139.3 sq m  
Garage = 164 sq ft / 15.2 sq m  
Total = 1664 sq ft / 154.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Coopers. REF: 1134288



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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		
Not energy efficient - higher running costs	F		
Least energy efficient - highest running costs	G		

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.

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