

# Truesdales

Ickenham • Middlesex • UB10 8FJ

Guide Price: £1,000,000



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An exceptional detached residence located in the heart of Ickenham. This impressive home features five double bedrooms, four bathrooms, two reception rooms, a utility room, and a kitchen/dining area. Finished to a high standard and modern living across three floors, it is the perfect family home, offering both privacy and unparalleled convenience.

Detached

Five bedrooms

Four bathrooms

Off street parking

Fantastic location

Immaculate condition throughout

Minutes from Ickenham high street

Separate detached garage

Walking distance to Ickenham and West Ruislip station

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 the home, you are greeted by a welcoming entrance hall. The ground floor features a family room, a light-filled double aspect living room, a downstairs W/C, an open-plan kitchen and dining area with ample countertop space, and a utility room with access to the garden. On the first floor, there are three double bedrooms, all with fitted wardrobes. Bedroom one has the benefit of an en-suite and walk-in-wardrobe, and bedroom two also has an en-suite. There is a further family bathroom accessible from the landing. The second floor offers two additional bedrooms, another family bathroom, and plenty of eaves storage space.

### Outside

This property features off-street parking and a garage to the rear of the property both accessible from the left hand side of the house. At the rear, you'll find a manageable private garden with an additional patio area, perfect for summer entertaining.

### Location

Truesdales is tucked away in a peaceful road, located a short walk away from Ickenham village which offers a superb range of fashionable shops, cafes and restaurants. West Ruislip Station is a 5 minute walk away and is serviced by both tube (Central line) and train lines into Marylebone Station via Chiltern Railways. Ickenham Station (Metropolitan/Piccadilly lines) is close by and provides reliable links into the City and West End. For the motorist the A40 is a short drive away providing access to Central London, Oxford, Heathrow and Watford. For families, there are a number of highly regarded schools including Breakspear Infant and Juniors and Vyners Senior School, along with a number of leisure facilities including Uxbridge Golf Club and Ruislip Bowls Club. Truesdales is in an ideal location for those seeking convenience and connections to London.





### Schools:

Glebe Primary School 0.7 miles  
The Breakspear School 1.1 miles  
Vyners School 1.3 miles



### Train:

West Ruislip 0.1 miles  
Ickenham 0.5 miles  
Ruislip 0.7 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

G

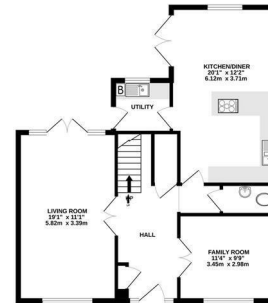
(Distances are straight line measurements from centre of postcode)



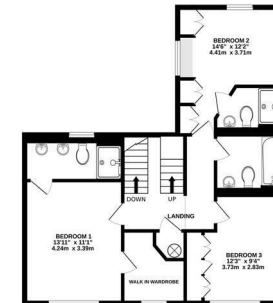
OUTBUILDING  
349 sq.ft. (32.3 sq.m.) approx.



GROUND FLOOR  
179 sq.ft. (16.5 sq.m.) approx.



1ST FLOOR  
739 sq.ft. (68.5 sq.m.) approx.



2ND FLOOR  
448 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA: 2267 sq.ft. (210.6 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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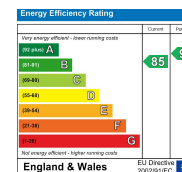
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