

# Thornhill Road

Ickenham • Middlesex • UB10 8SH

Guide Price: £1,150,000



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An opportunity to acquire a stunning four bedroom detached residence on Thornhill Road, Ickenham, an exclusive tree lined residential road that is regarded as one of Ickenham's most sought after locations. This detached home will immediately impress with its fantastic interior design, spacious rooms, and a breathtaking front and rear gardens. The property also offers excellent scope to extend (STPP) to create a large family home.

Detached character property

Four bedrooms

Excellent scope to extend (STPP)

Fantastic front and rear gardens

Presented in immaculate condition throughout

Ample off street parking

Bi-fold doors opening up to the garden

Close proximity to well regarded schools

Sought after road in Ickenham

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

Upon entering this wonderful family home there is an entrance porch leading to an impressive entrance hall with seating area and a bespoke glass staircase. To the right is the bright and spacious throughlounge with the seating area located to the front, and dining area to the rear. From here there are bi-fold doors opening up to garden. Off of the living room there is a further door leading to the converted garage. This space is perfect for a fourth downstairs bedrooms, large office, family room. or playroom. There is also access to the garden from here. Moving back to the hallway and to the rear of the property is the modern kitchen/breakfast room with views looking out to the garden. Here you will find ample worktop and storage space, fitted appliances, a breakfast bar, access to the garden and a utility room. On the first floor there are two double bedrooms and a single third bedroom. Completing the accommodation is a fantastic family bathroom with his and hers sinks, a large walk in shower, a separate bathtub, and a bidet.

### Outside

The front of the property benefits from ample off street parking, with its own paved driveway, and an immaculate lawn area. To the rear is a beautifully maintained garden which is mainly laid to lawn whilst also enjoying a patio area closest to the house making a perfect seating area to enjoy the summer months. There is a summerhouse/garden shed to the rear of the garden, and a variety of shrubs and trees along the borders creating a high degree of privacy and sense of seclusion.

### 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:

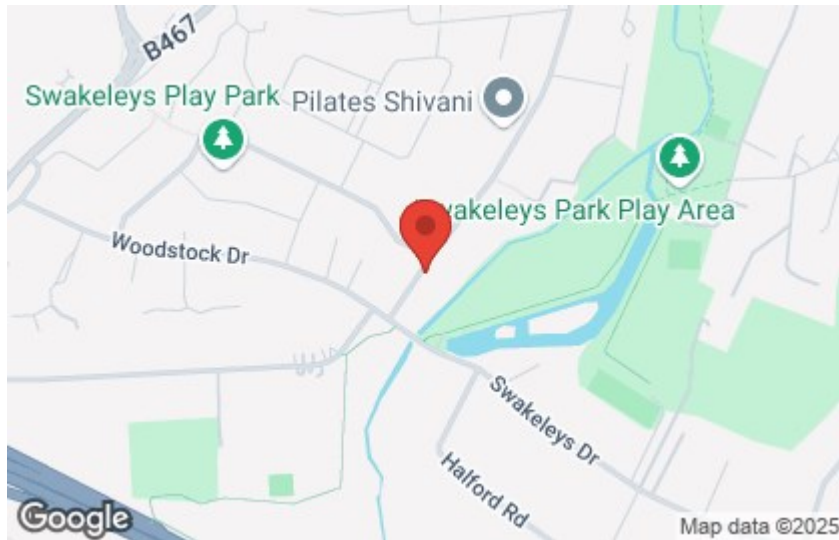
M4, A40, M25, M40



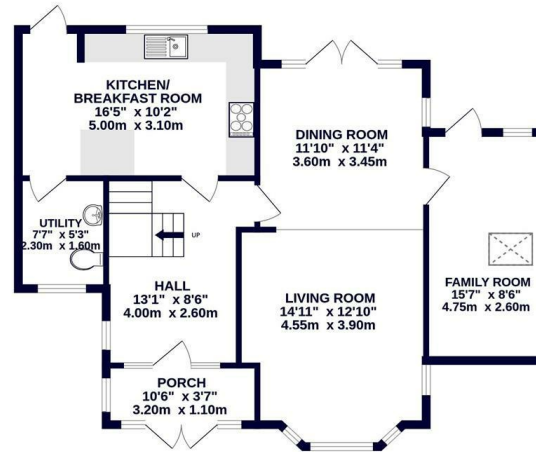
### Council Tax Band:

F

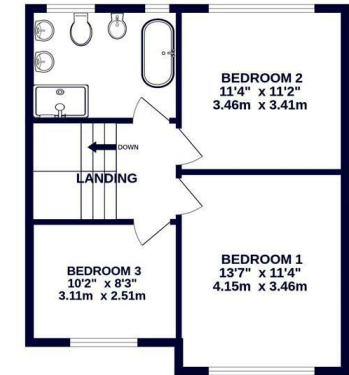
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
811 sq.ft. (75.4 sq.m.) approx.



1ST FLOOR  
515 sq.ft. (47.8 sq.m.) approx.



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TOTAL FLOOR AREA: 1326 sq.ft. (123.2 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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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		
EPC Standard 2020/01/01		

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.