

Thornhill Road

Ickenham • Middlesex • UB10 8SG

Guide Price: £1,600,000



coopers
est 1986

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PLANNING PERMISSION APPROVED. Enjoying a sought after location and premium road in Ickenham is this superbly designed five/ six bedroom detached family home. This attractive home offers a very modern design and high specification finish ready for a family to move straight in to. The property benefits from a gated driveway with ample space for off street parking and a landscaped private garden to the rear. Thornhill Road is a very convenient location in Ickenham as it is a short walk to Ickenham and West Ruislip Stations, and for the motorist the A40/M40 is easily accessible.

Five/six bedroom detached home

Immaculate condition

Five reception rooms

Master bedroom with en-suite

Sought after road in Ickenham

Games room and cinema room

Close proximity to highly regarded schools

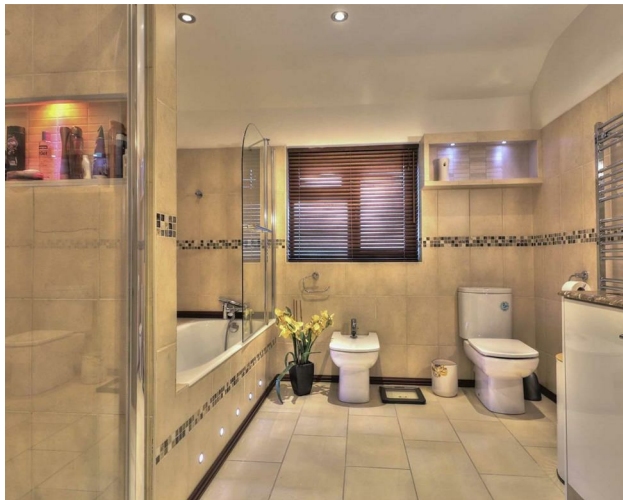
Fantastic outdoor entertaining area

Gated driveway for numerous cars

Easy access to A40/M40

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.





Directions

From our office on Swakeleys Road turn left. Thornhill Road is the fourth turning on the left. The property is situated further up the road on your left-hand side.

Situation

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 Swakeleys Park are a short stroll away. Ickenham station (Metropolitan/Piccadilly lines) is located nearby providing reliable links into the City and West End with regular trains every 5 - 10 minutes. Alternatively West Ruislip station is serviced by both tube (Central line) and train lines into Marylebone Station in just 25 minutes. For the motorist the A40/M40 is a short drive away providing access to Central London, Home Counties and the motorway network.

Description

A stunning detached residence that has been updated, renovated and extended in recent years to create this impressive home in a most sought after location. The property consists of brand new double glassed windows, a new heating system with a mega flow tank. Expertly designed and finished to a high standard throughout the home will impress with its grand proportions, open spaces, indoor and outdoor areas and contemporary, ultra stylish features. Upon entering the property you are welcomed by a large hallway, proceeding through this to your right hand side is a tv room, perfect for family nights in. To the left of the hallway you are welcomed by the stylish games room consisting of a pool table and bar creating a great space for entertaining. Through the games room you have the cinema room fantastic for a family with the potential to create a downstairs bedroom if needed. Back through from the hallway to the left hand side past the tv room you have the stylishly designed downstairs toilet. Following through the hallway to the rear of the property on your right side is the airy and light open style kitchen diner with bi folds opening up to the rear gardens. The kitchen itself has been immaculately designed with a Centre island and ample worktop and storage space. There are also integrated Bosch and AEG appliances, to the rear of this a utility room with more storage space consisting of a washing machine and tumble dryer. To the left of the hallway is your sizable reception/dining area with a more formal feel that also opens up to the garden via patio doors. As you proceed upstairs you are greeted by a sizable and grand landing area. From the landing you have five double bedrooms fantastic for the growing family. All bedrooms designed to a high quality and well thought through, the master bedroom consisting of a fantastic en suite shower room in a modern design with underfloor heating. Concluding the upstairs is the generous size family bathroom again finished in a tasteful style offering both bath and shower.

Outside

To the front of the property you have a large gated driveway for numerous cars. To the rear of the property you have a fantastically designed undercover seating area, electronically opening and closing for usage in all weathers. Beyond the undercover seating area a well manicured secluded garden with night lighting throughout the south west facing garden. Finally to the rear of the garden on the left hand side is a great sheltered barbecue area for entertaining and dining alfresco.



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



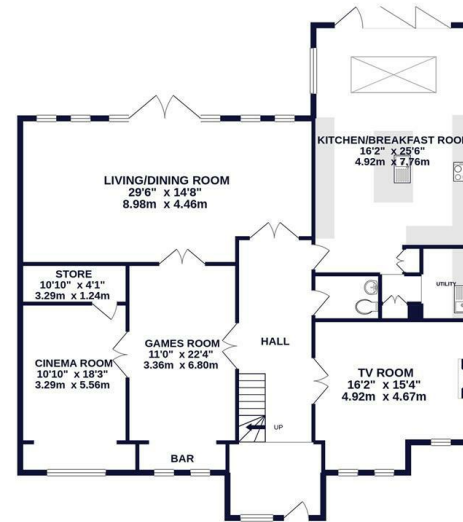
Council Tax Band:

F

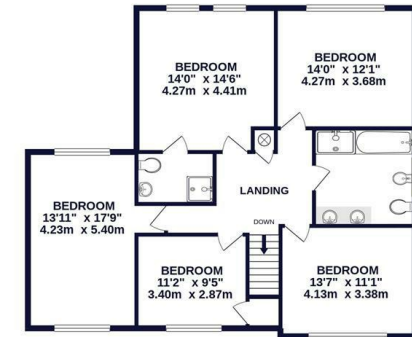
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
1905 sq.ft. (177.0 sq.m.) approx.



1ST FLOOR
1171 sq.ft. (108.8 sq.m.) approx.



TOTAL FLOOR AREA : 3076 sq.ft. (285.8 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		Current	Target
Very energy efficient - lower running costs			
A	B		
C	D		
E	F		
G			
Not energy efficient - higher running costs			
England & Wales		73	81
EU 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.