

# Breakspear Road South

Ickenham • Middlesex • UB10 8HF

Guide Price: £850,000



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A charming detached home that offers fantastic potential to enhance and create the perfect family home. The property currently consists of a living/dining room, fitted kitchen, three bedrooms, a family bathroom, and a garage. It is located on Breakspear Road South which is a stroll to Ickenham village and it's selection of shops and transport connections. The local schools are in close proximity and include The Breakspear School and Vyners Secondary School with sixth form college.

Detached family home

Three bedrooms

Off street parking and garage

Well maintained rear garden

Potential to extend (STPP)

No chain

Spacious interior throughout

Close proximity to sought after schools

Nearby to Ickenham Village

Easy access at 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

As you enter the property there is a porch leading to a wonderful spacious and light filled hallway. To the right is access to the large through lounge with seating area to the front and dining area to the rear. From here there is access to the garden. Also to the rear of the ground floor is the fitted kitchen with views onto the garden. From the kitchen there is a door leading to a further utility space that has a w/c. To the first floor there are two double bedrooms, a single third bedroom, and a family bathroom with a separate w/c.

### Outside

To the front of the property you have a paved driveway providing off street parking. This leads to the excellent size garage that can be used for additional parking, or ample storage space. To the left of the property there is side access which leads through to the immaculate rear garden. The rear garden compromises of a patio, an immaculate lawn area, and a selection of eye catching greenery.

### Location

Breakspear Road South is a stroll to the Ickenham village shops, restaurants and Metropolitan / Piccadilly line train station with it's direct links to The City and Baker Street, while London and road links towards Oxford are easily accessed via the A40/M25. A number of highly regarded schools are within close proximity including Breakspear Junior School and Vyners Senior School, along with a number of leisure facilities including Uxbridge Golf Club, bowls club and Virgin active Health Club which has a modern gym, tennis and squash courts and swimming pool.





### Schools:

The Breakspear School 0.4 miles  
Vyners School 0.8 miles  
The Douay Martyrs Catholic School 1.0 miles



### Train:

Ickenham Station 0.7 miles  
West Ruislip Station 0.8 miles  
Hillingdon Station 1.3 miles



### Car:

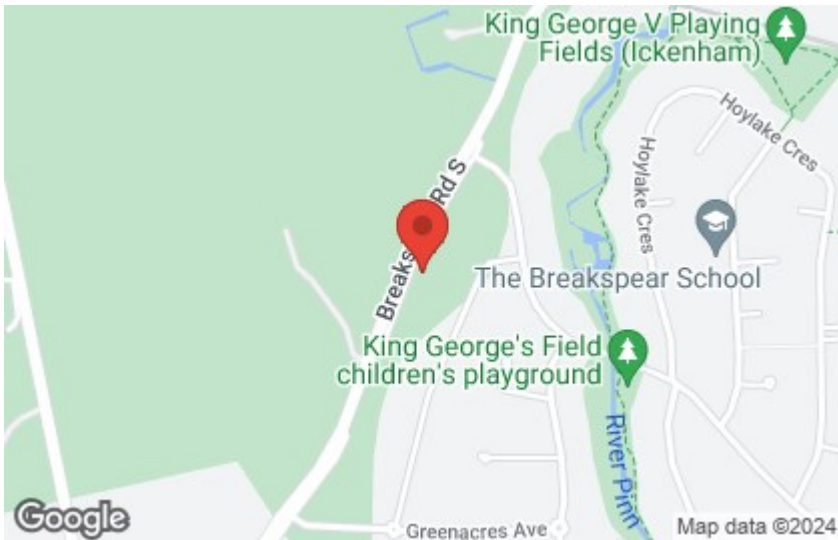
M4, A40, M25, M40



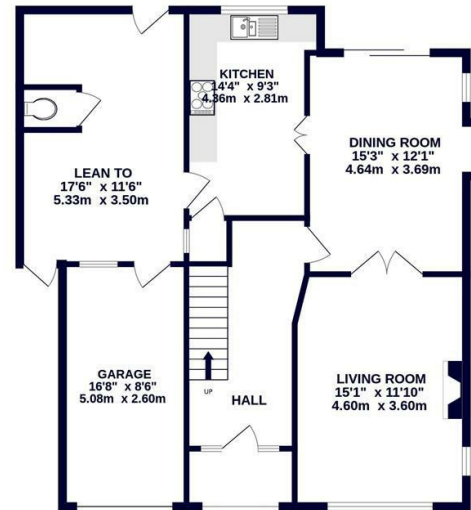
### Council Tax Band:

F

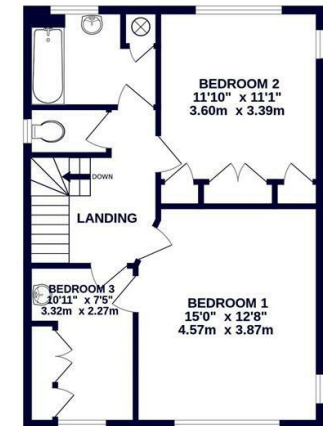
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
970 sq.ft. (90.1 sq.m.) approx.



1ST FLOOR  
571 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA: 1541 sq.ft. (143.2 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		Current	Target
Very energy efficient - lower running costs			
A	B		
C	D		
E	F		
G			
Not energy efficient - higher running costs			
England & Wales			

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.