

Swakeleys Road

Ickenham • Middlesex • UB10 8BG

Guide Price: £650,000



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Discover this charming and characterful three-bedroom semi-detached home, ideally situated in a highly sought-after location. Nestled in a beautiful setting, this home offers the perfect blend of tranquility and convenience, with easy access to local amenities and transport links. Inside, you'll find spacious and well-designed interiors, thoughtfully laid out to maximize comfort and functionality. The home boasts an abundance of storage, including rare floor-to-ceiling built-in wardrobes, making it ideal for families who value both style and practicality. With its combination of generous living space, and a prime location close to parks, schools, and community amenities, this home is perfectly suited for family living.

Semi detached

Three bedrooms

En-suite to master bedroom

Allocated parking for two cars

Downstairs w/c

Presented in excellent condition throughout

High street location

Secluded garden

Walking distance to tube lines

Close by to well regarded schools

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, you're welcomed by a bright and inviting hallway that sets the tone for the rest of the home. To the left, a well-equipped kitchen awaits, featuring modern countertops and quality appliances, ideal for both everyday cooking and entertaining. To the right, you'll find a convenient WC, followed by a practical cloakroom with plenty of storage. Continuing straight ahead, you enter the expansive open plan living and dining room that spans the rear of the house. This versatile space is bathed in natural light, thanks to large rear-facing doors that open directly onto the garden. There's ample room for a cosy seating area, a dining table, and even a workspace, making it perfect for both relaxation and entertaining. Heading upstairs, the staircase leads to a central landing that connects all the rooms on this floor. To the left, facing the front of the house, is the master bedroom—a generously sized room that offers a peaceful retreat. This room features not one, but two floor-to-ceiling built-in wardrobes, providing an abundance of storage space that is truly rare to find. Adding to its appeal is an en-suite bathroom, complete with a shower, toilet, and basin. Immediately to the right of the landing is Bedroom Two—a spacious double room, also equipped with a floor-to-ceiling built-in wardrobe, offering more of the unusually generous storage space that this home provides. Adjacent to it is Bedroom Three, a comfortable single room that can easily serve as a children's bedroom, guest room, or home office. Completing the first floor is the family bathroom, centrally located and fitted with a bathtub, toilet, and washbasin.

Outside

The front of the property is beautifully framed by a line of trees and a tall hedge, offering a sense of privacy and seclusion, despite being on a main road. The paved driveway provides parking for two cars, complemented by a recently laid lawn in the front garden. To the side, a pathway leads to the rear garden—a private oasis perfect for family enjoyment. The garden features a patio area ideal for entertaining, which flows onto a well-manicured lawn.

Location

Located on Swakeleys Road, a sought-after, tree-lined street, this property is just steps away from the vibrant community atmosphere of Ickenham village. Here, you'll find a fantastic selection of trendy shops, cosy cafes, and excellent restaurants. For those who enjoy the outdoors, the property is a short walk to Swakeleys Park, a perfect spot for leisurely strolls, outdoor activities, and a children's play area. Ickenham Station, a short walk away, offers convenient access to the Metropolitan and Piccadilly lines, providing reliable links into the City and the West End. Alternatively, West Ruislip station, which serves both the Central Line and Chiltern Railways, offers fast trains to Marylebone Station in just 25 minutes. For drivers, the A40 is a short drive away, offering easy access to Central London and the Home Counties. Families will appreciate the excellent local schools, including Breakspear and Glebe Infants and Juniors, and Vyners School and Douay Martyrs Secondary Schools. The area also boasts various leisure facilities such as Uxbridge Golf Club, Ruislip Bowls Club, and Hillingdon Leisure Centre with its gym and swimming pool.



Schools:

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



Train:

Ickenham Station 0.3 miles
West Ruislip Station 0.4 miles
Hillingdon Station 0.9 miles



Car:

M4, A40, M25, M40



Council Tax Band:

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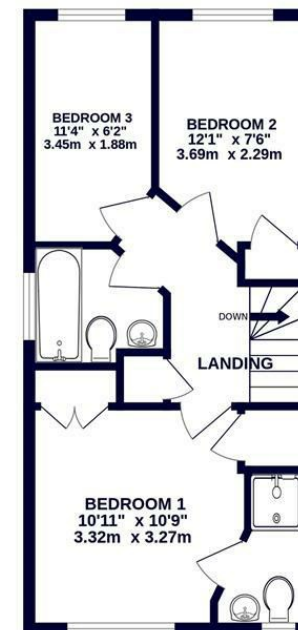
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



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TOTAL FLOOR AREA : 843 sq.ft. (78.3 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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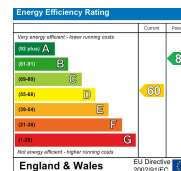
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