

Breakspear Road South

Ickenham • Middlesex • UB10 8HE

Guide Price: £800,000



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This attractive four bedroom detached chalet bungalow offers an incredible opportunity to create your dream home with substantial potential for further development (STPP). The property is ideally located between Breakspear Primary School and Vyners Senior School, and just a short walk from Ickenham Village. It's the perfect choice for families seeking their forever home.

Detached

Four bedrooms

Potential to extend (STPP)

Garage

Off street parking

Large private garden

Spacious interior throughout

Near to Ickenham high street

Walking distance to sought after schools

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

The layout of this detached property includes a charming entrance hall, leading to two front-facing light filled bedrooms, one of which being the master bedroom with fitted wardrobes. The entrance hall also provides access to the kitchen/breakfast room which offers ample worktop and storage space, a formal dining room with stairs to the first floor, and a spacious family lounge with an adjoining conservatory that seamlessly blends indoor and outdoor living. Completing the downstairs is a family bathroom and separate w/c. On the first floor there are two additional generously sized bedrooms. Surrounding the bedrooms and landing there is the convenience of ample eaves storage space.

Outside

The property boasts off-street parking for two/three vehicles. At the rear, you'll find a private garden surrounded by lush greenery, providing a serene outdoor space. Additionally, the attached garage offers convenient storage or extra parking and holds the potential for conversion, subject to planning permission.

Location

The property 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 Breakspeare Junior School and Vyners Senior School, along with a number of leisure facilities including Uxbridge Golf Club, Ickenham Cricket Club and Uxbridge Leisure Centre which has a modern gym 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:

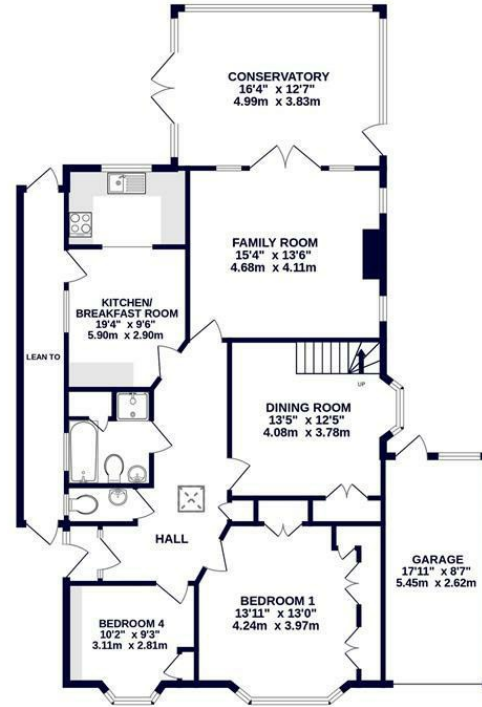
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(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
1477 sq.ft. (137.2 sq.m.) approx.

1ST FLOOR
459 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 1936 sq.ft. (179.9 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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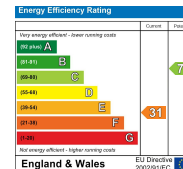


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