

# Bushey Road

Ickenham • Middlesex • UB10 8JX

Guide Price: £765,000



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This four-bedroom detached bungalow is an ideal home for families or downsizers alike, thanks to its prime location just minutes from highly sought-after schools and Ickenham High Street. The property is close to The Breakspear School and within a short walking distance of Vyners Secondary School. For commuters, Ickenham Station is only a brief stroll away, offering convenient access into London, while the nearby A40 provides an easy drive into both Central London and the picturesque Home Counties.

Detached bungalow

Four bedrooms

Large garden

Ample off street parking

Two bathrooms

Conservatory

Popular residential road

Walking distance to Ickenham high street

Near 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**

This property boasts a bright and spacious living room, an open-plan kitchen and dining area featuring a well-equipped kitchen with ample storage, a charming conservatory overlooking the garden, four generously sized bedrooms, and two modern bathrooms

### **Outside**

The property features ample off-street parking with a spacious pebbled driveway that can accommodate up to three cars. At the rear, there's a large garden surrounded by lush greenery, providing a sense of tranquility. Additionally, the garden includes a decking area, ideal for outdoor entertaining and relaxation

### **Location**

Bushey Road is situated a short walk from Ickenham Village with its local shops, restaurants and Metropolitan/Piccadilly line station offering direct links to Baker Street and The City. Ickenham is an ideal location for the commuter with its excellent road links to the A40/M40 yet still retains a village atmosphere with its ancient parish church, pond, pump and Swakeleys House.





### Schools:

The Breakspear School 0.1 miles  
Bishop Winnington-Ingram CofE Primary School 0.9 miles  
Vyners School 0.9 miles



### Train:

West Ruislip Station 0.6 miles  
Ickenham Station 0.6 miles  
Hillingdon Station 1.1 miles



### Car:

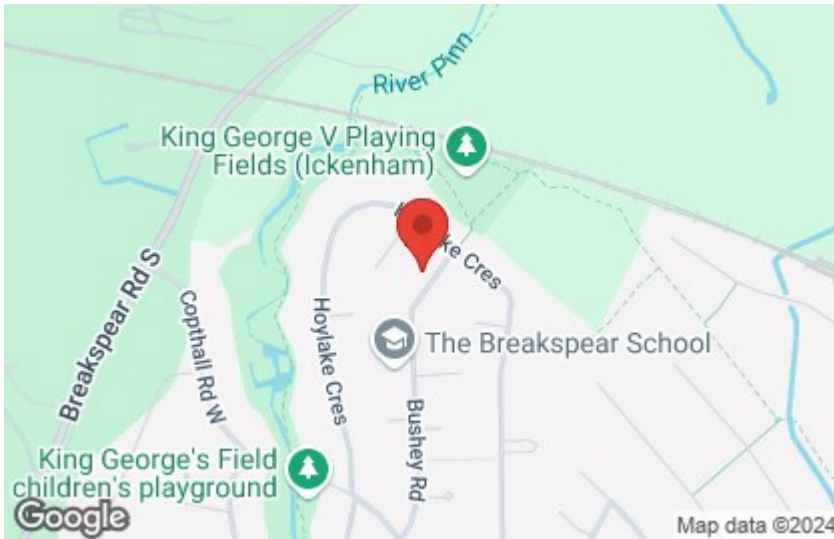
M4, A40, M25, M40



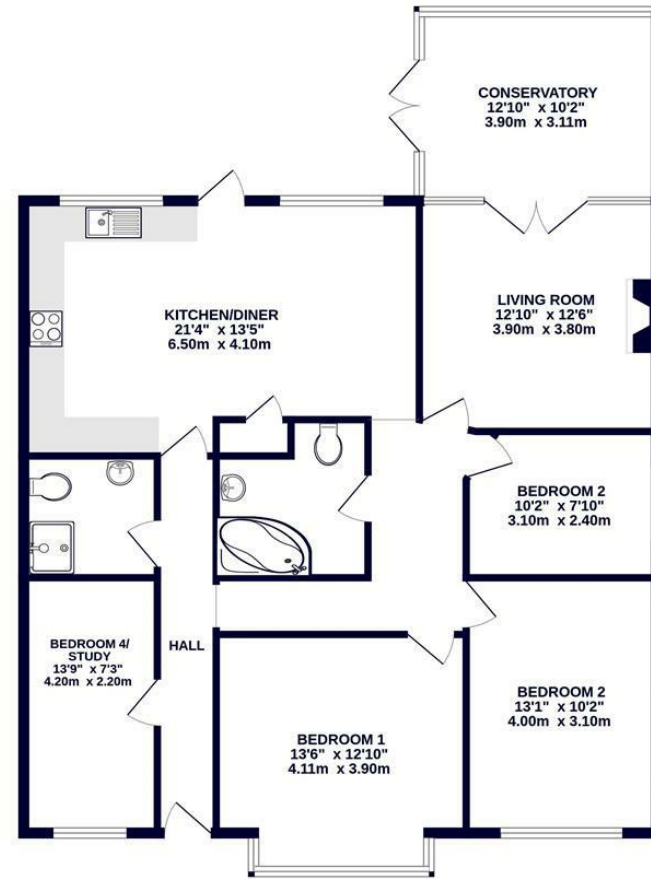
### Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
1276 sq.ft. (118.5 sq.m.) approx.

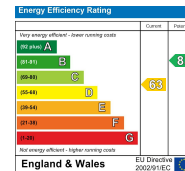


TOTAL FLOOR AREA: 1276 sq.ft. (118.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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