

Breakspear Road South

Ickenham • Middlesex • UB10 8HF

Fixed Asking Price: £1,000,000



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A stunning four bedroom detached home in one of Ickenham's finest locations. The property has been designed to high specification and is presented in immaculate condition throughout.

Breakspeare Road South is very convenient location being so close to Ickenham High Street, local schools at Breakspeare Primary and Vyners Secondary. Transport links are available from nearby West Ruislip (Central line) or Ickenham tube stations (Metropolitan/Piccadilly) providing reliable links into the City and West End.

Detached property

Four bedrooms

Immaculate condition throughout

Gated off street parking

Juliette balcony in master bedroom

Two bathrooms

Outhouse with power

Garage

Close proximity to sought after schools

Easy access to 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

A large entrance hallway welcomes you into the property. To the left is the dining room with a bay window overlooking the driveway. Moving back to the hallway and to the rear of the property is the extended open plan living/family/kitchen room. This is an expansive space for the family to enjoy, with bifolding doors opening up to the garden. The room also features a wood burning fireplace. From the kitchen there is also access to the rear of the garage. On the first floor there are two double bedrooms, a single room, and family bathroom. The rear double bedroom has the benefit of fitted wardrobe space. On the top floor is the impressive master bedroom. Here you will find a large double bedroom with the benefit of an en-suite and juliet balcony providing wonderful views.

Outside

To the front of the property there is a paved gated driveway providing ample off street parking. This leads to a garage for additional parking or storage. To the right there is a side gate providing access to the garden. To the rear is an immaculately kept garden. Immediately accessed from the rear of the property is a large patio area for entertaining the family and guests. Leading on from here is the well manicured lawn which is surrounded by eye catching greenery. To the rear there is a storage shed, and an outhouse with power supplied.

Location

Breakspear Road South is a stroll to the Ickenham village shops, restaurants and Metropolitan/Piccadilly line train station with its 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:

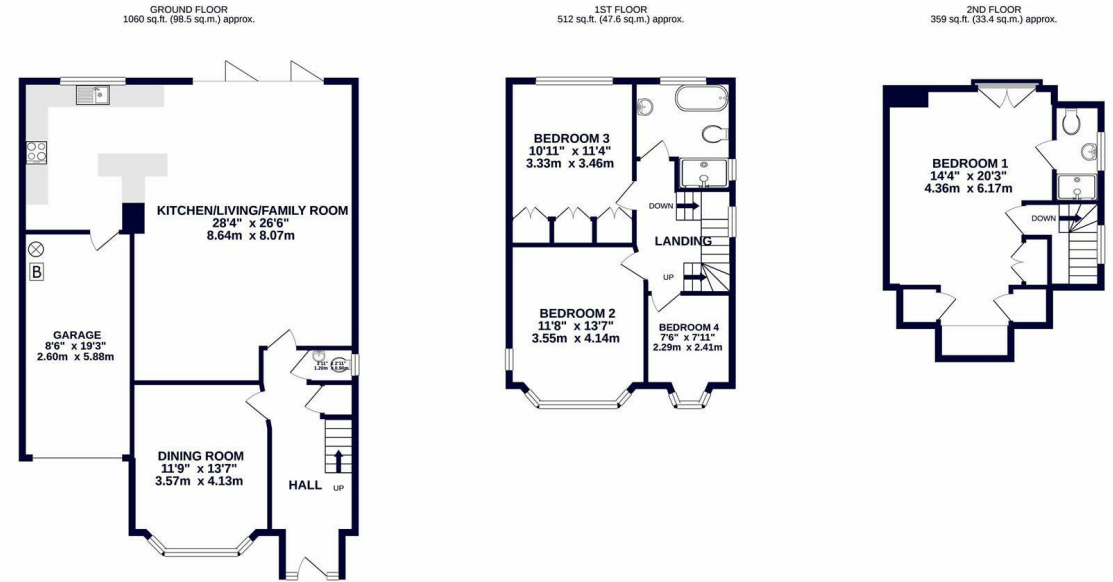
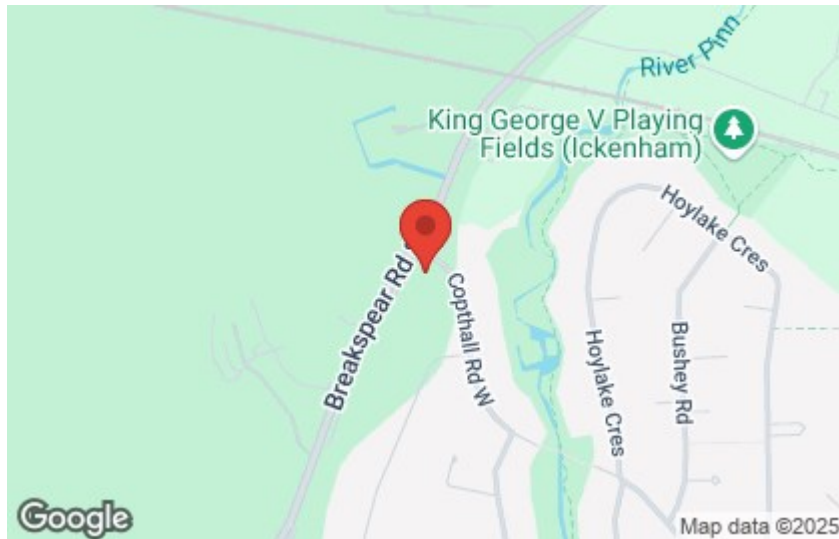
M4, A40, M25, M40



Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



TOTAL FLOOR AREA: 1932 sq.ft. (179.5 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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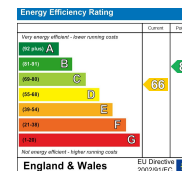
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