

Swakeleys Road

Ickenham • Middlesex • UB10 8BA

Guide Price: £895,000



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This beautifully presented three-storey family home offers spacious and versatile accommodation throughout. This home is ideal for modern family living. Situated on the highly sought-after Swakeleys Road in the heart of Ickenham, the property is just a short walk from Ickenham High Street and station, and within easy reach of outstanding local schools—making it perfectly placed for convenience, connectivity, and community.

Semi detached

Four bedrooms

En-suite to master bedroom

Open plan kitchen/diner

Large mature garden

Off street parking

Minutes from Ickenham high street

Close to outstanding schools

Walking distance to tube lines

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 ground floor offers a warm and inviting entrance hall, which houses a w/c, then leading to a spacious bay-fronted living room and an impressive open-plan kitchen/dining area, seamlessly connected to a useful utility area. With direct access to the rear garden, this space is ideal for modern family living and entertaining. On the first floor, you'll find three well-proportioned bedrooms, including a second bedroom with built-in wardrobes, along with a contemporary family bathroom. The top floor is dedicated to a luxurious master bedroom, complete with an en-suite shower room and access to generous eaves storage, creating a peaceful and private retreat.

Outside

The property boasts ample off-street parking via a spacious paved driveway, providing room for multiple vehicles. To the rear, a generous mature garden offers a tranquil retreat, beautifully bordered by mature trees and vibrant planting. A neatly landscaped lawn and a stylish patio area create the perfect setting for outdoor dining and summer entertaining.

Location

This property is located footsteps from the village which offers a superb range of shops, cafes and restaurants whilst the pleasant open space of King George V playing field are a short stroll away. Ickenham station (Metropolitan/Piccadilly lines) is a short walk away providing reliable links into the City and West End. Alternatively West Ruislip station is serviced by both tube (Central line) and train lines into Marylebone Station in just 25 minutes, with regular trains every 15 minutes. For the motorist the A40 is a short drive away providing access to Central London and the Home Counties. For families, there are a number of highly regarded schools including Douay Martyrs, Breakspear Infant and Juniors and Vyners Senior School, along with a number of leisure facilities including Ruislip Golf Club and Hillingdon Leisure Centre.



Schools:

The Breakspear School 0.4 miles
 Vyners School 0.6 miles
 The Douay Martyrs Catholic School 0.6 miles



Train:

Ickenham Station 0.3 miles
 West Ruislip Station 0.6 miles
 Hillingdon Station 1.0 miles



Car:

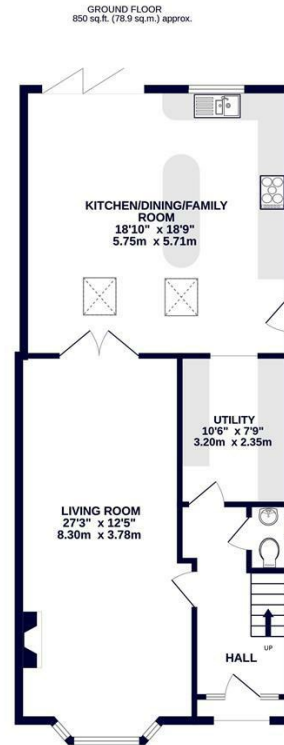
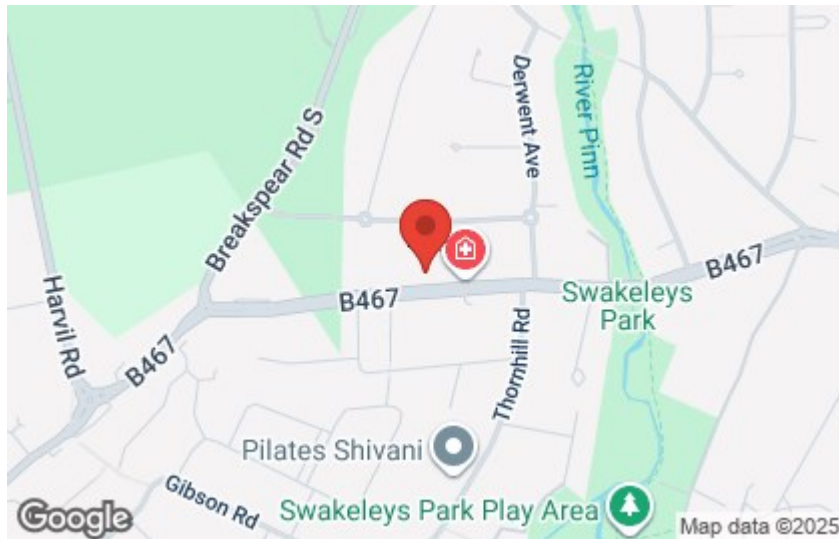
M4, A40, M25, M40



Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



TOTAL FLOOR AREA: 1818 sq.ft. (168.9 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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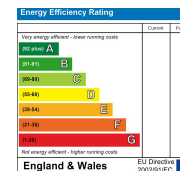
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