

Breakspear Road South

Ickenham • Middlesex • UB10 8HE

Guide Price: £999,995



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An exceptional three bedroom detached home which enjoys a stylish interior throughout. Set in a beautiful tree lined street this home is located on Breakspear Road South which is very convenient being so close to Ickenham High Street, local schools at Breakspear Primary and Vyners Secondary. Local 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.

Three bedroom detached family home

Open plan kitchen/family room

Three modern bathroom suites

Utility room

Bi-folding doors into the garden

Office/study room

Immaculately presented garden

Gated driveway

Stylish decor throughout

A40 a short drive away

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.





Directions

From our Ickenham office turn left and proceed to the end of Swakeleys Road. At the first roundabout, turn right using the second exit onto Breakspear Road South. The property is located on the right hand side.

Situation

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.

Description

A stunning detached home providing exceptional living and entertaining space and enjoying a prime location in Ickenham. Meticulously designed and finished to a high standard throughout the residence boasts stylish features across two floors. On the ground floor of the property the entrance opens to the hall where there are stairs rising to the first floor. To the front aspect is one of the reception rooms and the office/study room. The room benefits from a large bay window and creates a versatile area for either living or further bedroom space. To the rear is an impressive open plan kitchen/diner and living room. The modern kitchen has been completed to a high specification and benefits from a wealth of storage space, integrated appliances, spotlights to the ceiling, under counter lighting and ample space for a dining table and chairs. There is access to a separate utility room offering further appliance and storage space. To the side of the kitchen the living area creates a well appointed family space to retreat with solid wood flooring and bi-folding doors opening to the private garden. Upstairs on the first floor the landing area leads to the master bedroom enjoying an en-suite bathroom, a second double bedroom with a walk-in dressing room and a third single bedroom. There is also modern four piece bathroom suite.

Outside

To the front of the house there is a gated paved driveway providing ample space for off-street parking. To the rear of the property you can find the private garden which is immaculately laid to lawn with a patio area closest to the house ideal for outdoor entertaining.



Schools:

The Breakspear School 0.7 miles
 Vyners School 1.1 miles
 The Douay Martyrs Catholic School 1.3 miles



Train:

Ickenham Station 1.3 miles
 West Ruislip Station 2.3 miles
 Hillingdon Station 2.1 miles



Car:

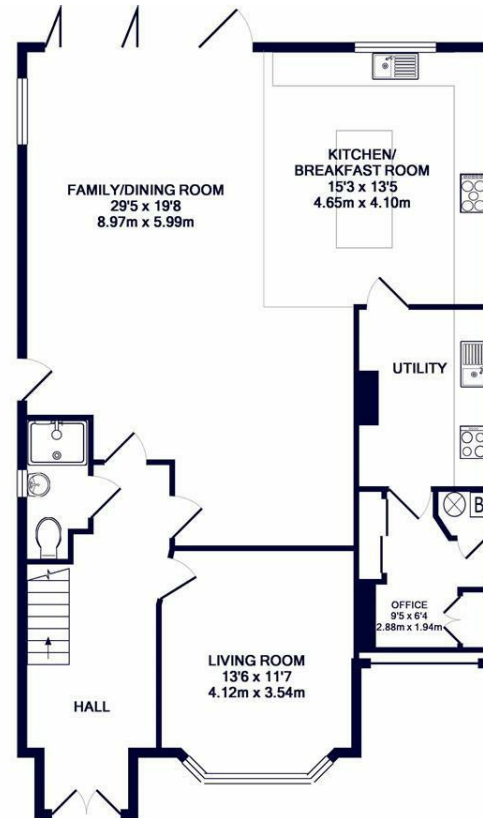
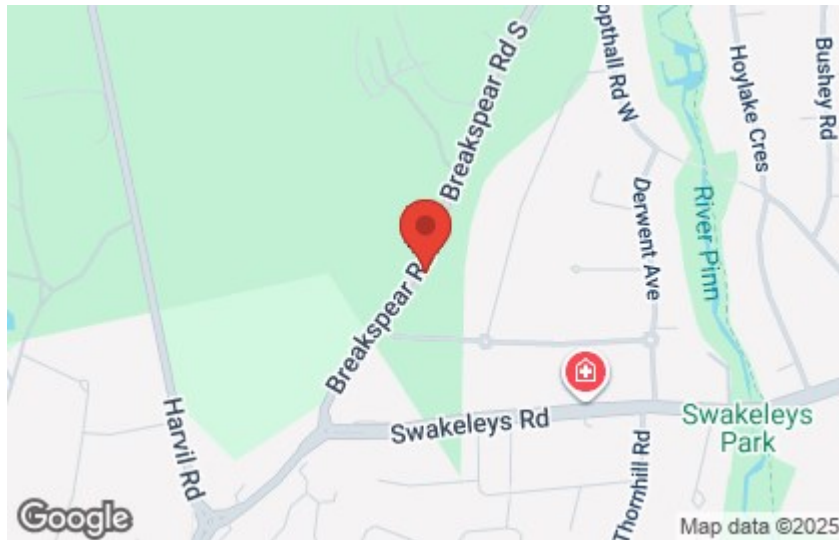
M4, A40, M25, M40



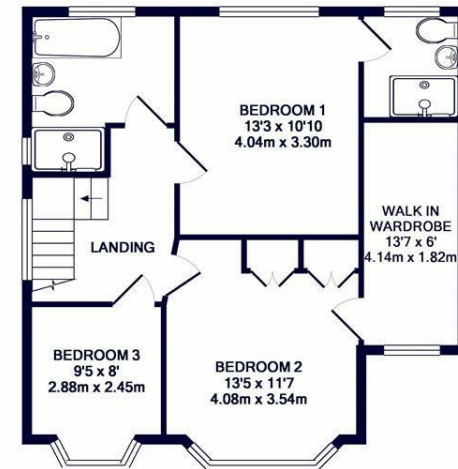
Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
 APPROX. FLOOR
 AREA 1127 SQ.FT.
 (104.7 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 631 SQ.FT.
 (58.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1758 SQ.FT. (163.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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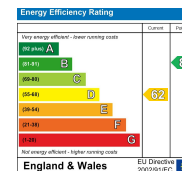
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Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.