

Breakspear Road South

Ickenham • Middlesex • UB10 8HF

Guide Price: £1,025,000



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est 1986

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A beautifully presented three/four bedroom detached home situated on the highly sought-after Breakspear Road South, one of Ickenham's most prestigious roads. Perfectly positioned just moments from Ickenham High Street, excellent local schools, and Ickenham Station, this exceptional property offers both convenience and charm. Ideally located between the popular Breakspear Primary School and Vyners Secondary School, and only a short stroll from Ickenham Village, it's a superb choice for families looking to settle in a welcoming and well-connected community.

Detached house

Three/four bedrooms

Large landscaped garden

Presented in immaculate condition

Spacious interior throughout

Ample off street parking

Garage

Near to outstanding schools

Close to Ickenham high street

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 boasts a welcoming entrance hall leading to a spacious living room, a separate lounge, and a stunning open-plan kitchen/diner, perfect for both everyday family life and entertaining guests. The kitchen benefits from underfloor heating. Additional features include a dedicated study, a utility room, a guest W/C, and internal access to the garage for added convenience. From the hallway there is a bespoke solid oak staircase leading to the upstairs. On this level there are three generously sized bedrooms are complemented by a contemporary family bathroom, with the principal bedroom enjoying serene views over the rear garden. Thoughtfully designed throughout, this home effortlessly blends space, style, and practicality.

Outside

The property boasts ample off-street parking via a spacious paved driveway, providing room for multiple vehicles, along with a electric up and over garage that offers additional space for parking or secure storage. To the rear, you'll find a beautifully landscaped garden, framed by mature shrubs and vibrant planting, creating a private and tranquil outdoor retreat. A generous patio area provides the perfect setting for alfresco dining and summer entertaining.

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 Breakspear 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 Breakspeare 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:

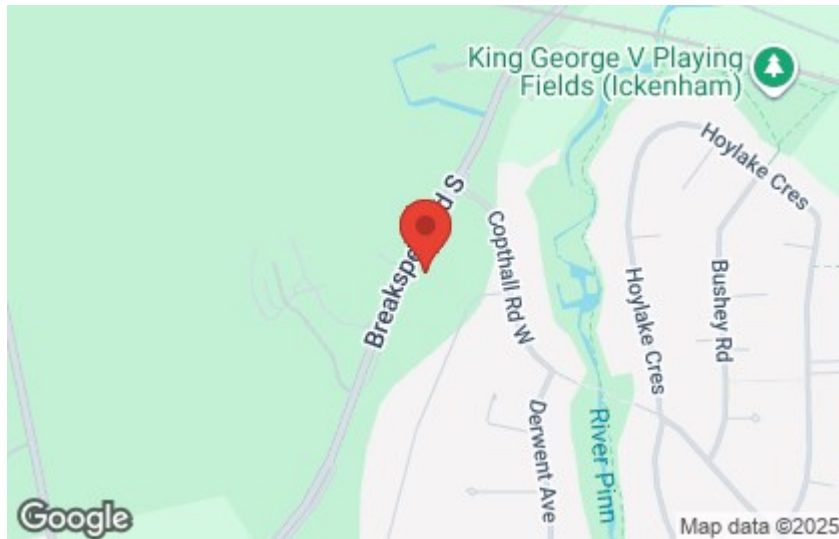
M4, A40, M25, M40



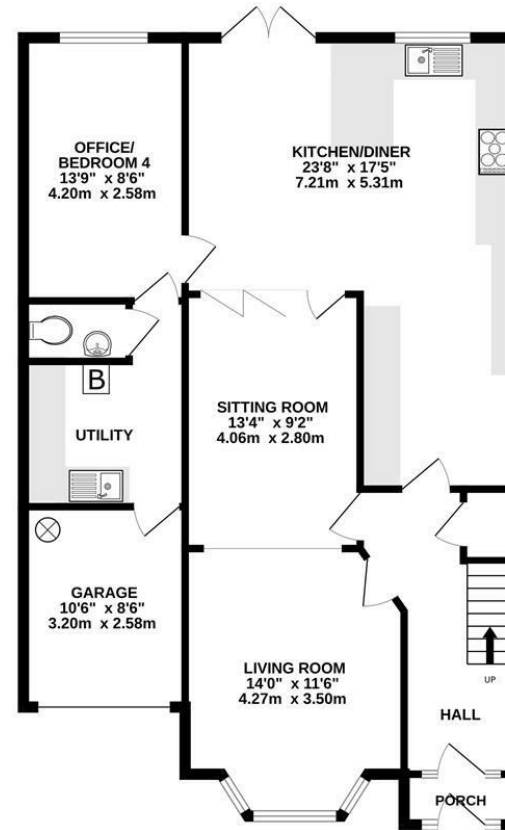
Council Tax Band:

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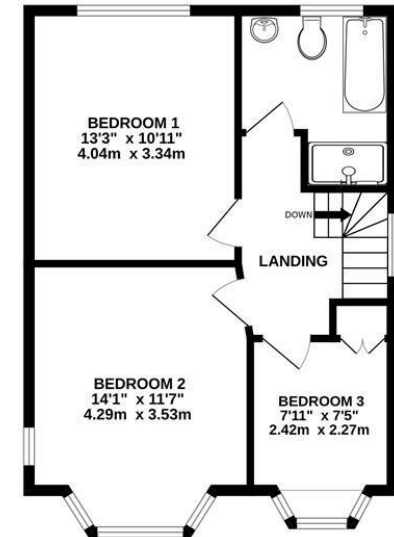
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
 1130 sq.ft. (105.0 sq.m.) approx.



1ST FLOOR
 624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA: 1755 sq.ft. (163.0 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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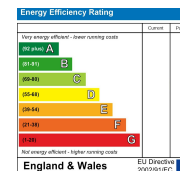
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