

ALLDAY  
& MILLER



Malcolm Road, Ickenham, UB10 8ES  
£1,100,000





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- Four Bedroom Extended Detached Home
- Master Bedroom with EnSuite
- Skilfully Extended
- Study / Playroom
- Driveway for Multiple Cars
- Three Bathrooms
- Short Walk to Vyners School
- Open Plan Kitchen / Living Area
- Short Drive to M40/A40/M25
- 1817 Square Ft / 168.8 Sq M

## Description

This beautifully presented home offers spacious and versatile accommodation, ideal for modern family living. The ground floor features three reception rooms, including a superb open-plan kitchen/living area measuring an impressive 27'5 x 23'5. Designed for both everyday living and entertaining, this space benefits from underfloor heating and bi-folding doors that open directly onto the rear garden, seamlessly blending indoor and outdoor living. Additional ground floor accommodation includes a study/playroom, a practical utility area, and a contemporary shower room.

Upstairs, the property boasts three well proportioned bedrooms served by a modern family bathroom. The second floor provides a generous master bedroom with its own en suite shower room and fitted wardrobes.

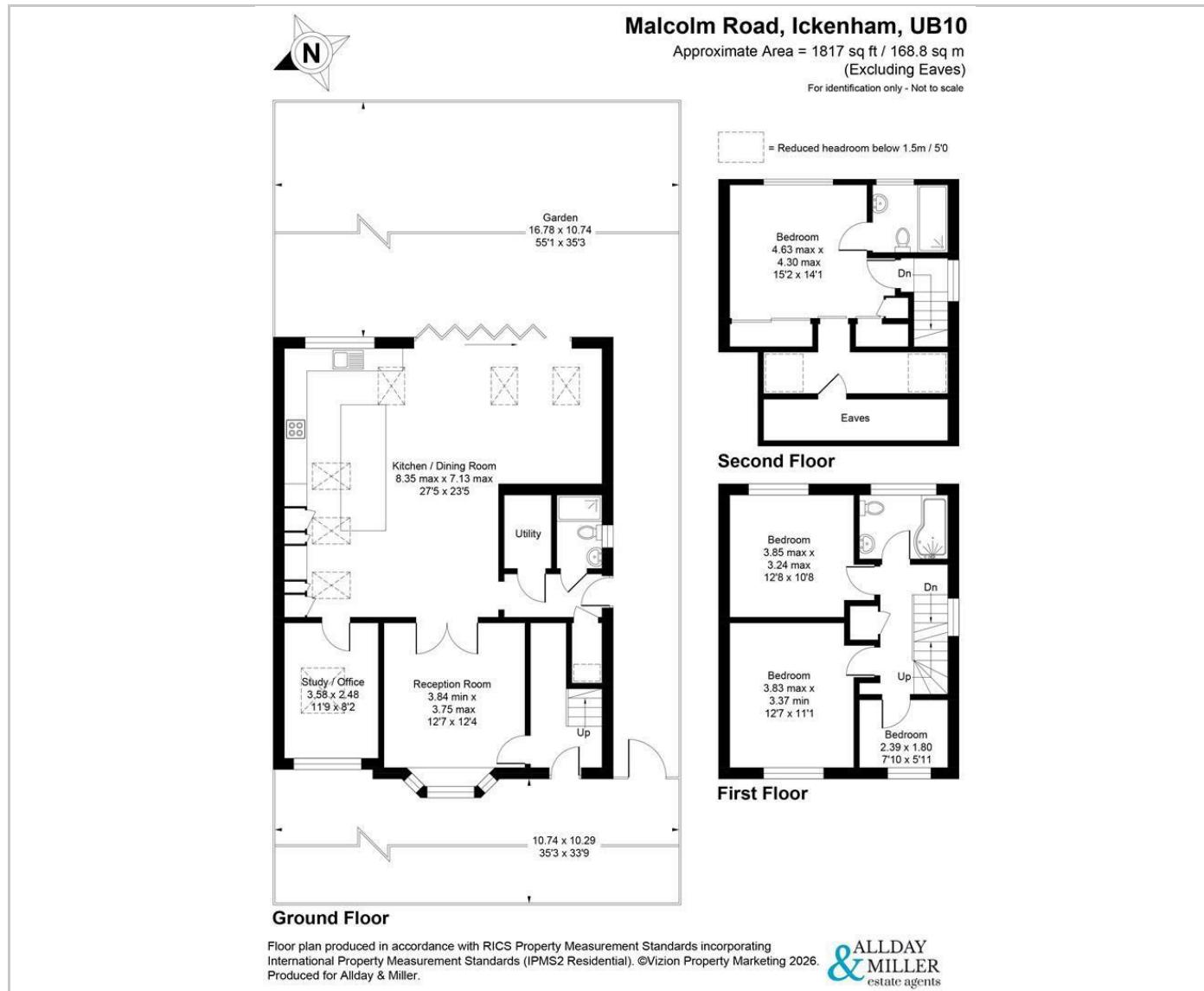
Externally, the rear garden is low maintenance and thoughtfully designed, featuring a patio area that is perfect for outdoor dining and entertaining.

## Situation

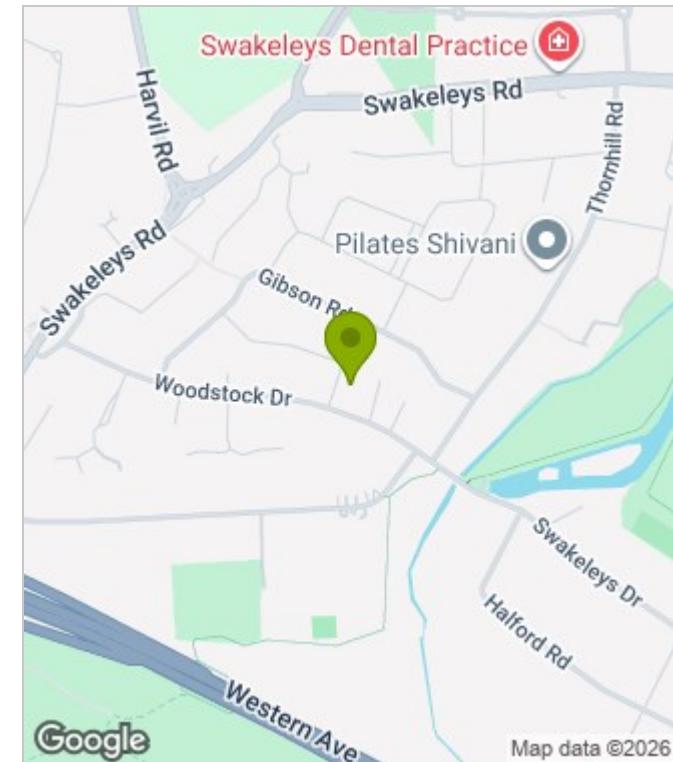
Malcolm Road is a quiet residential road neighbouring Ickenham village and its shops, restaurants and Ickenham station or West Ruislip train station with direct links to The City and Baker Street while for the motorist London and the Home Counties are easily accessed via the A40/M25. A number of highly regarded schools are within close proximity including Breakspear and Vyners Secondary School, along with a number of leisure facilities including Uxbridge Golf Club, Hillingdon Sports & Leisure Complex, David Lloyd gym which has a modern gym, tennis and squash courts and swimming pool.



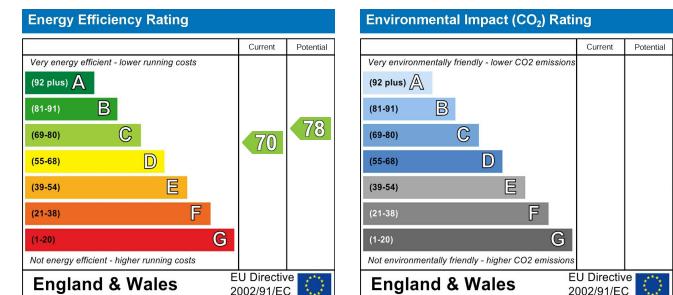
## Floor Plans



## Area Map



## Energy Performance Graph



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