

# Thornhill Road

Ickenham • Middlesex • UB10 8SG

Fixed Asking Price: £900,000



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est 1986

# Thornhill Road

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Set on Thornhill Road is this four bedroom detached home. This property comes with excellent potential to be extended (STPP) to create and design the perfect family home. Thornhill Road is located in a desirable location in Ickenham being situated within close proximity to a number of highly regarded schools, the A40 and Ickenham Village with its shops, bars and restaurants.

Detached

Large plot

Potential to extend (STPP)

Sought after road

Large driveway

No chain

In need of full modernisation

Close proximity to Vyners & Breakspear Schools

Walking distance to tube lines

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

As you step inside this property, you are welcomed into a central hallway that gives access to the heart of the property. To the left, you'll find two generously sized bedrooms on the ground floor, perfect for family living or guest accommodation. Moving further in, the home opens up to a spacious dining room, which flows seamlessly into a bright and inviting reception room. The kitchen is well-placed at the centre of the home, connecting easily with the dining area and leading through to a large utility space with direct access to the garden and the garage. A bathroom is also conveniently located on the ground floor. Upstairs, the property offers two further bedrooms, along with a well-sized study or landing area that can double as a home office. There is also ample storage, with a dedicated store room and access to eaves space.

### Outside

To the front of the property there is a driveway providing off street parking and ample space to create more parking if desired. There is also the benefit of a garage, great for storage. To the rear there is a large, private garden surrounded by shrubbery and trees, for the family to enjoy.

### Location

Located on Thornhill Road this property is footsteps from the village which offers a superb range of fashionable shops, cafes and restaurants. Ickenham Station offers the Metropolitan and Piccadilly lines and 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 and provides access to Central London and the Home Counties. For families, there are a number of highly regarded schools including Breakspear Infant and Juniors and Vyners and Douay Martyrs Senior School's, along with a number of leisure facilities including Uxbridge Golf Club, Ruislip bowls club and Fusion Gym and Swimming pool at Hillingdon Leisure Centre.



### Schools:

Vyners School 0.4 miles  
The Breakspear School 0.4 miles  
Glebe Primary School 0.9 miles



### Train:

Ickenham Station 0.9 miles  
Hillingdon Station 1.0 mile  
West Ruislip Station 1.2 miles



### Car:

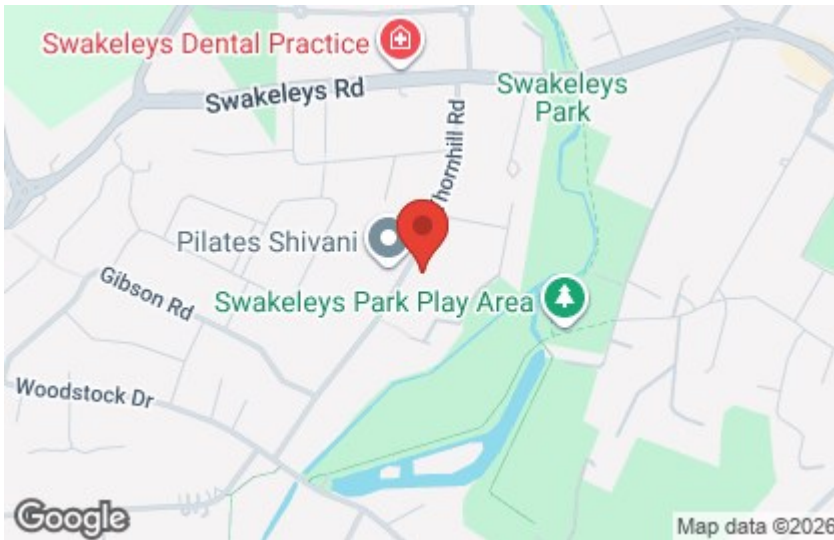
M4, A40, M25, M40



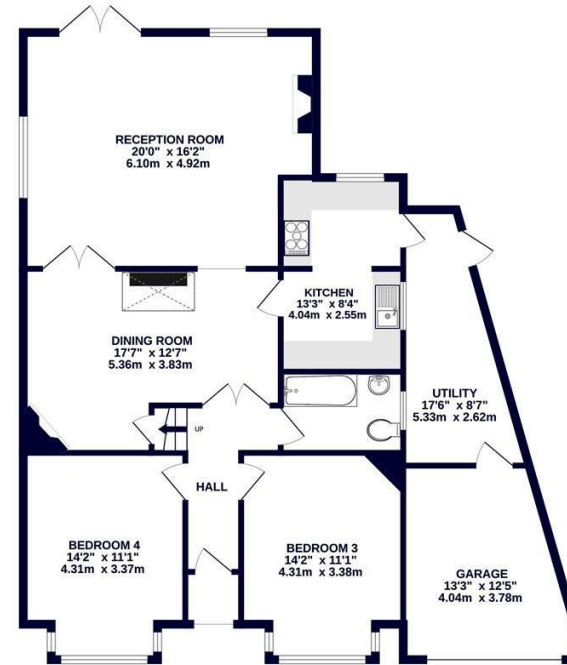
### Council Tax Band:

F

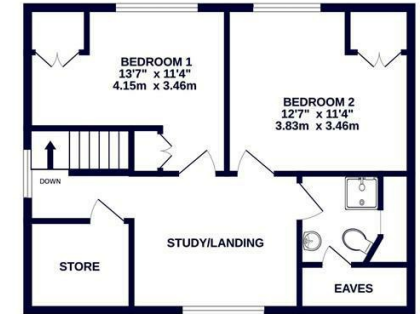
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
1252 sq.ft. (116.3 sq.m.) approx.



1ST FLOOR  
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 1792 sq.ft. (166.5 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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Least energy efficient - higher running costs	F		
Very least energy efficient - higher running costs	G		

England & Wales  
EPC Directive 2002/91/EC

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.