



- APPROX HALF ACRE PLOT
- SCOPE TO REDEVELOP STPP
- MULTIPLE PARKING
- LARGE GARDEN

220 Swakeleys Road, Ickenham, Uxbridge, UB10 8AX

Offers Over £1,400,000

Andrews Residential are delighted to bring to the market this imposing five-bedroom Georgian-style detached family residence, extending to approximately 3100 sq ft. Occupying a rarely available double plot measuring almost half an acre, the property offers excellent scope for redevelopment, subject to the usual consents.



Property Description

Living Spaces: Entrance reception with stairs and access to three generous reception rooms - ideal for entertaining and flexible living.

Kitchen & Breakfast room : Kitchen-breakfast room with stunning AGA gas fired cooker, with separate utility room and integral door to the garage.

Bedrooms: Five well-proportioned bedrooms provide ample space for family members, guests, or home working.

Bathrooms: Two thoughtfully designed bathrooms (one en-suite to master bedroom) and a separate ground floor W/C.

Parking: A large driveway offers secure off-street parking for multiple vehicles and access to the double garage.

Garden: A double size 0.44 of an Acre plot offering a private, family-friendly rear garden which provides a peaceful outdoor retreat.

Transport: Exceptionally well connected, with Ickenham and Uxbridge stations (Metropolitan and Piccadilly lines) and West Ruislip station (Central line and Chiltern Main Line) all close by, providing straightforward access into central London. The property also benefits from easy road links via the M40 and A40.

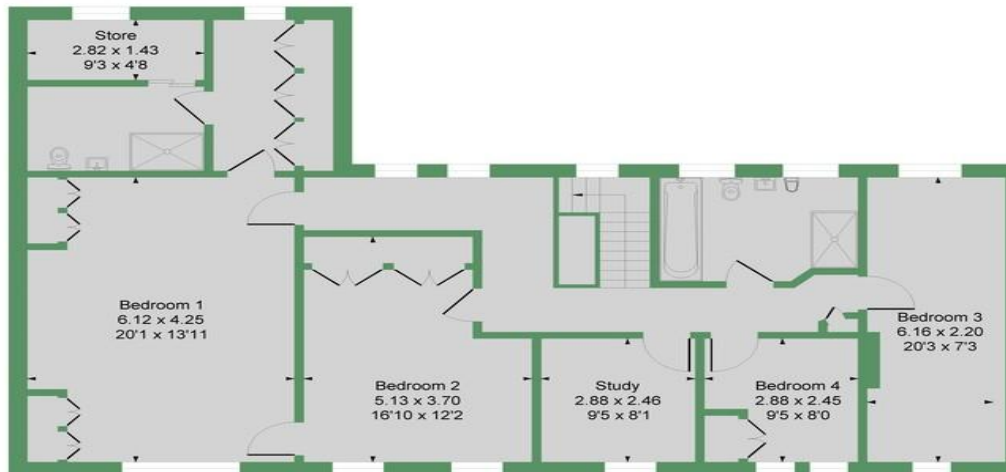
Schools: In close proximity to a range reputable schools, making it very appealing for families.



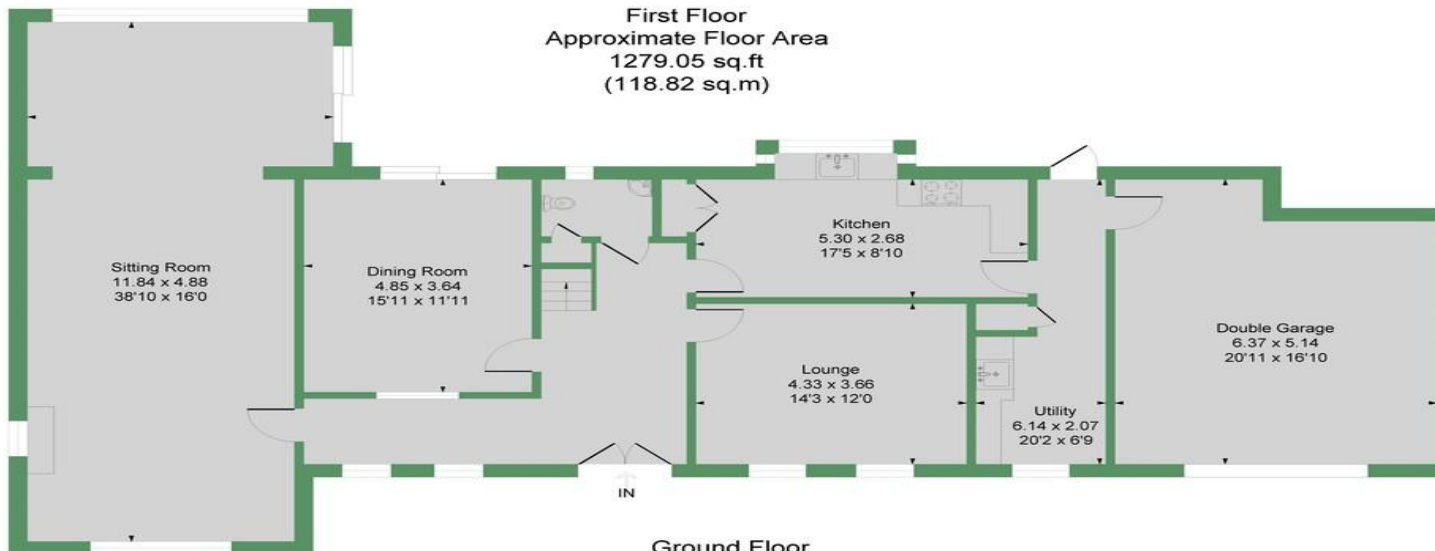


Swakeleys Road

Approximate Gross Internal Floor Area = 288.4 sq m / 3104 sq ft



First Floor Approximate Floor Area 1279.05 sq.ft (118.82 sq.m)



Ground Floor Approximate Floor Area 1825.32 sq.ft (169.57 sq.m)



Illustration for identification purposes only, measurements are approximate, not to scale.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.