

Swakeleys Road

Ickenham • Middlesex • UB10 8BA

Guide Price: £1,250,000



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This stunning five-bedroom semi-detached family home offers over 2650 sq.ft of ultra modern accommodation flowing over three floors and an outbuilding. The property is set in the heart of Ickenham, and is positioned perfectly between two in demand schools, Breakspear Infants and Vyners Secondary. The property has been designed and updated to a high specification throughout making it the dream home to move straight into and enjoy.

Five bedrooms

Four bathrooms

Stunning condition

310 sq ft outbuilding/annex with shower room

Home cinema room

Expansive open plan living room/kitchen to rear

High specification throughout

Fitted wardrobes to every bedroom

Kitchen equipped with Neff appliances

Walking distance to sought after schools

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 Specification

This beautifully presented property has been thoughtfully designed by the current owners and some of the benefits include:

- Control-4 Home smart lighting throughout with keypad
- Cat 6/7 cabling throughout
- Home cinema with concealed screen 8ft trap door, projector lift, sound woofer and surround systems
- 8 audio video distribution
- German fitted kitchen with Neff appliances including: integrated fridge/freezer, dishwasher, microwave, hot plates, induction hob and domino hob
- Bespoke oak staircase
- LED's throughout
- Texecom security alarm
- CCTV system at the front and rear
- All aluminium doors, windows, bi-fold doors with integrated blinds

Location

Swakeleys Road is in close proximity to Ickenham village and its selection of shops, trendy cafes and restaurants. West Ruislip and Ickenham tube stations are nearby offering a reliable service into Central London via the Central/Chiltern line and Metropolitan / Piccadilly lines. For the motorist, the house is also conveniently located for the A40/M25 which provides access into London and the Home Counties. For families, it is within the catchment area for a number of highly regarded schools including Vyners, Breakspear Infant & Juniors, and Douay Martyrs. There are also a number of leisure facilities nearby including Uxbridge Golf Club, bowls club, Ickenham cricket club and Virgin Riverside Health Club which has a modern gym, tennis and squash courts and swimming pool.



Schools:

The Breakspeare School 0.3 miles
Vyners School 0.5 miles
The Douay Martyrs Catholic School 0.6 miles



Train:

Ickenham Station 0.7 miles
West Ruislip Station 1 mile
Hillingdon Station 1.2 miles



Car:

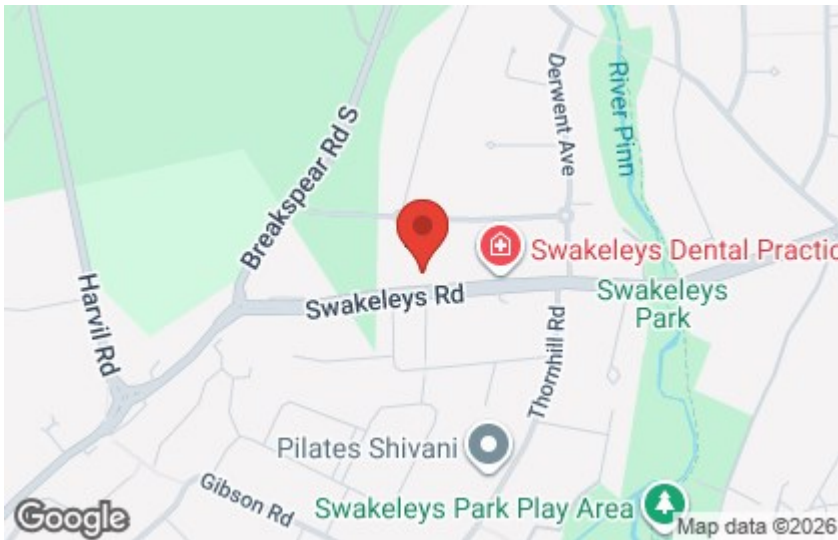
M4, A40, M25, M40



Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)

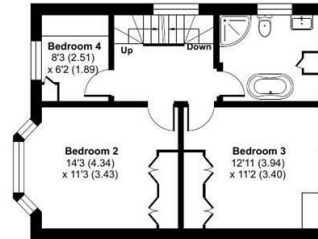


Swakeleys Road, Ickenham, Uxbridge, UB10

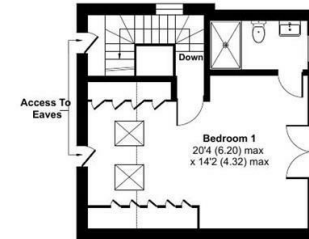
Approximate Area = 2327 sq ft / 216.1 sq m
Limited Use Area(s) = 62 sq ft / 5.7 sq m
Annexe = 309 sq ft / 28.7 sq m
Total = 2698 sq ft / 250.5 sq m

For identification only - Not to scale

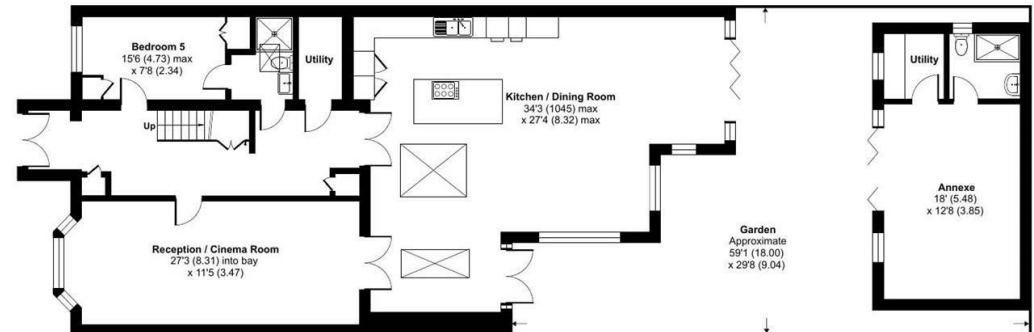
Denotes restricted head height



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Coopers. REF: 1455388

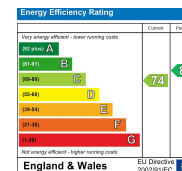
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