



- Prestigious Ickenham location
- Impressive double fronted detached home
- Four spacious double bedrooms
- Generous plot of approximately 0.2 acres

195 Swakeleys Road, Ickenham, Middlesex, UB10 8DW

Guide Price £1,100,000

Situated on the prestigious Swakeleys Road, this impressive family home combines generous living accommodation, stylish interiors and attractive outdoor space to create an outstanding home for modern family life. Thoughtfully designed for both entertaining and everyday living, the property offers bright, spacious rooms, quality finishes and a welcoming atmosphere throughout. Occupying a substantial plot with an attractive frontage, private driveway and beautifully maintained gardens, the property enjoys an enviable position close to highly regarded schools, local amenities, parks and excellent transport connections.



Property Description

PROPERTY

Offering approximately 2,019 sq ft (187.4 sq m) of well-balanced accommodation, this spacious four-bedroom detached family home is arranged over two floors and offers versatile living space ideal for modern family life.

The ground floor features a generous 20'8" reception room with a bay window, a second reception room, separate dining room with French doors to the garden, fitted kitchen, utility room, shower room and fourth bedroom. Upstairs are three well-proportioned double bedrooms, including a principal bedroom measuring over 19 ft, served by a family bathroom.

Externally, the property benefits from a detached garage (approximately 240 sq ft / 22.3 sq m), an adjoining outbuilding and a separate store, offering excellent potential for a workshop, home office or additional storage (subject to any necessary consents).

A generously proportioned family home offering flexible accommodation in a highly desirable residential location.

OUTSIDE

Set within an impressive plot of approximately 0.2 acres, the home is surrounded by beautifully landscaped gardens, with the expansive rear garden offering a private sanctuary for outdoor dining, entertaining and family enjoyment. The generous plot also presents exciting potential to further extend or enhance the property, subject to the usual planning permissions (STPP). Further enhancing the home's appeal is a large double garage and an extensive driveway providing secure off-street parking for several vehicles.

LOCATION

Situated in the heart of sought-after Ickenham, 195 Swakeleys Road enjoys an excellent location close to the village's shops, cafés, restaurants and everyday amenities, with Uxbridge town centre also within easy reach. Ickenham and West Ruislip stations provide Metropolitan, Piccadilly, Central Line and Chiltern Railways services, while the A40, M40 and M25 offer convenient road links. The property is well placed for highly regarded schools and is surrounded by attractive green spaces, including Swakeleys Park and Ruislip Woods, making it an ideal location for families and commuters alike.





Swakeleys Road UB9

Approx. Gross Internal Floor Area
187.4 Sq M - 2019 Sq Ft

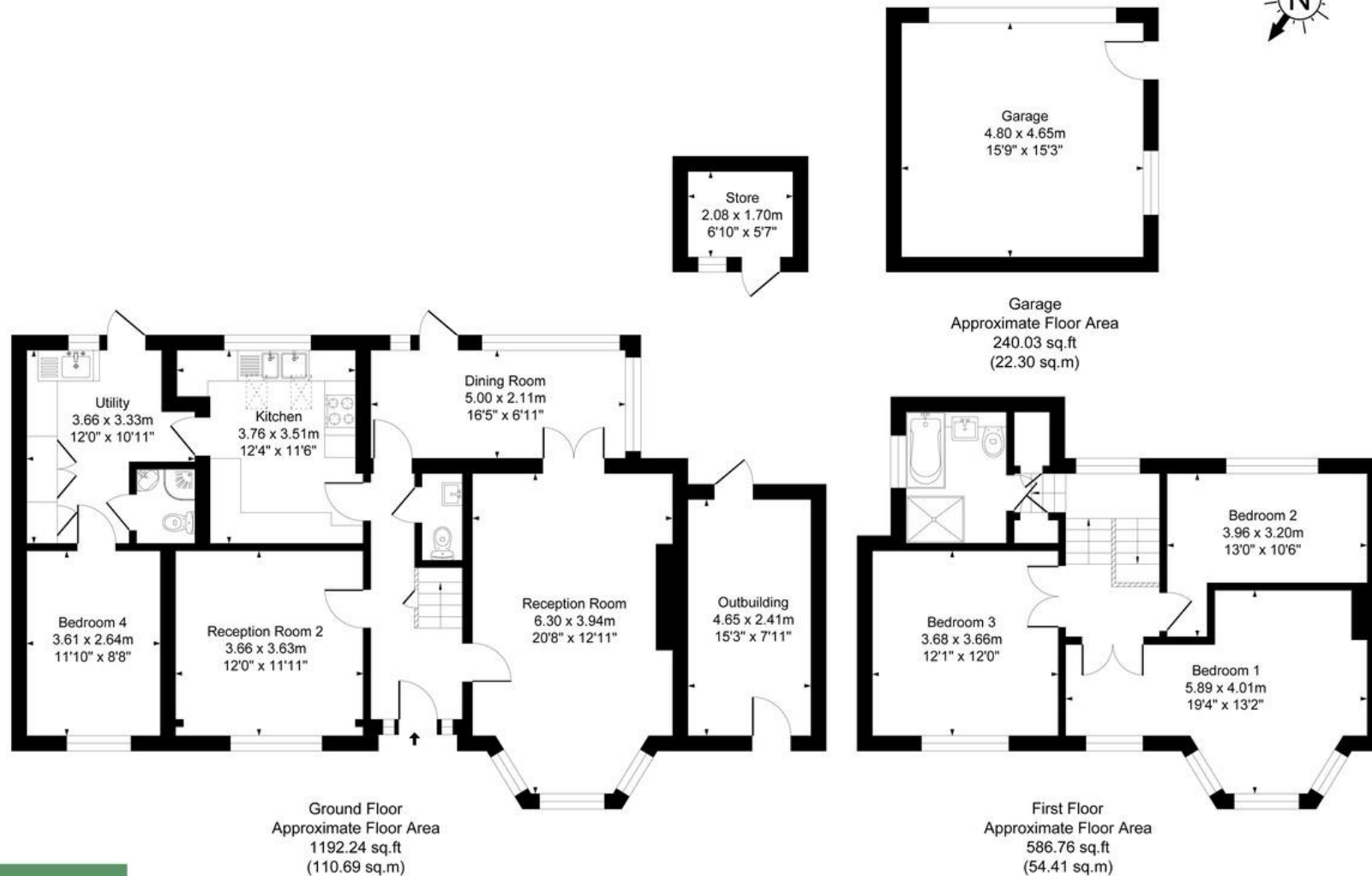


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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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