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SPECIALISTS IN PROPERTY



59 Sussex Road, Ickenham, Uxbridge, Greater London. UB10 8PN.

£650,000 Freehold

Hilton King and Locke are delighted to bring to market this three-bedroom semi-detached house just a short walk from Ickenham village centre. The property is presented in immaculate condition throughout and offers extremely spacious, bright accommodation arranged over two floors which includes a reception room, dining room, and two double bedrooms. The property is set in attractive, quiet surroundings and has scope for further extension into the loft and the rear of the property, subject to planning permission.

Sussex Road is an extremely popular location due to its proximity to local school and village. The driveway is shared access and leads directly to your large garage and then onto the garden. Entering the house through the porch brings you into the bright, entrance hall with the stairs directly in front. As you enter the living room also off the entrance hall, you are greeted with a large family room which provides space for a dining table and flows directly into the main living room to the front and sitting room to the rear of the property. These rooms extend the length of the house with large windows at the front and sliding doors at the back allowing an abundance of natural light to flood throughout the house. The kitchen has integrated appliances with space for both fridge and freezer and units at base and eye level, providing ample storage.

Moving to the first floor, there is a central landing proving access to all three bedrooms and family bathroom. Bedroom one is a large double bedroom with freestanding wardrobes. Bedroom two is a comfortable double with built in wardrobes and bedroom three is a large single room. The family bathroom is very well maintained and features a bath and shower attachment as well as a separate shower



cubicle.

The 180ft south east facing garden has been landscaped to create an ideal family space and maintained immaculately. Comprising of a large patio seating area which is accessible through double doors from the sitting room, providing a fantastic suntrap area, which leads down to the expansive lawn and mature flowerbeds, garden path and additional shed space further down, providing a quiet and private outdoor retreat. The bottom of the garden leads out onto fields giving unrivalled privacy.

Sussex Road is only moments away from sought after local schools including Vyners and Breakspear. It is within walking distance of Swakeleys Park, Swakeleys Tennis Club and Swakeleys House. Ickenham Village is also a short distance away with its of local shops, restaurants, and public houses. Bus routes are scattered across the Ickenham area with easy access to Ruislip & Uxbridge with the added benefit of Ickenham & West Ruislip Stations (Metropolitan, Piccadilly, Central & Chiltern lines), A40/M40/M25 access is also close by.



#### Important Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



20 Market Place  
Chalfont St Peter Buckinghamshire SL9 9EA

Tel: 01753 480060  
csp@hklhome.co.uk

# 59 Sussex Road

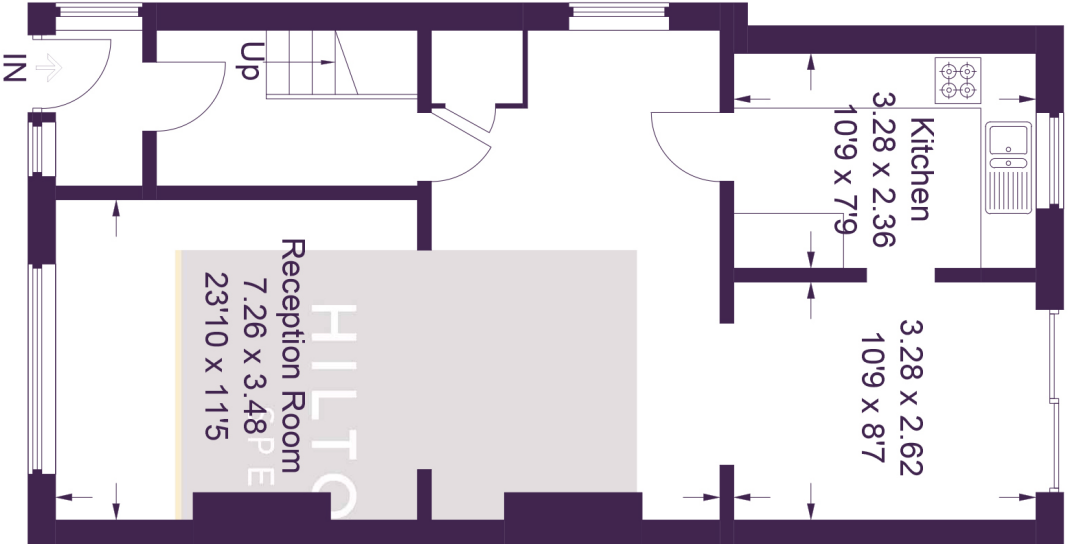
Approximate Gross Internal Area

Ground Floor = 56.8 sq m / 611 sq ft

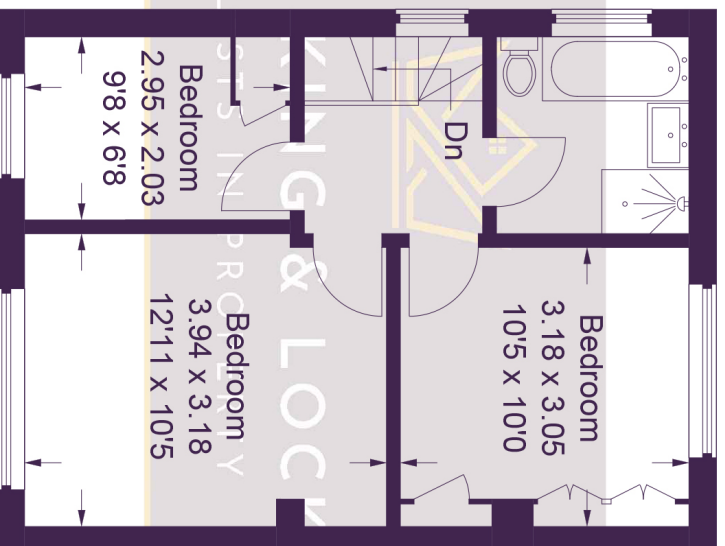
First Floor = 38.8 sq m / 417 sq ft

Garage = 18.0 sq m / 194 sq ft

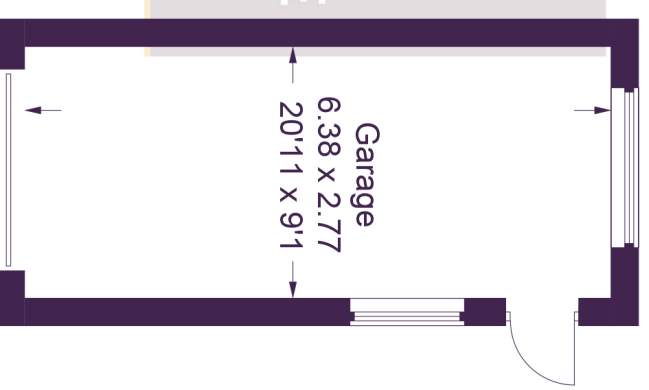
Total = 113.6 sq m / 1,222 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.