



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



105 Swakeleys Road, Ickenham, Middlesex. UB10 8DH.

OIEO £800,000 Freehold



Hilton King and Locke are delighted to bring to market this large, 3-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 two reception rooms, kitchen, three double bedrooms and Garage. The property is set in attractive mature gardens and has scope for further extension to the side and rear of the property, subject to planning permission.

This property offers off street parking for multiple cars and side access into the rear garden. The front porch leads into a bright, airy spacious entrance hall which provides access to two large living rooms and kitchen. The kitchen offers modern fitted units both at base and eye level. There is also built in double oven, microwave, dishwasher and washing machine as well as a larder. The family room is a spacious room with large bay window allowing for natural light to flood in. The living room to the rear has been extended and offer room for multiple sofas, units and tables and offers a delightful view of the garden through sliding doors to the rear. There is also an additional storage cupboard as you enter the house.

Moving to the first floor via stairs in the entrance hall, there is a central landing providing access to all three bedrooms and family bathroom. Bedroom one is a double bedroom with built in wardrobes and large bay window. Bedroom two is another large double room with windows overlook the garden. And bedroom three is a small double room also with a rear view. All bedrooms share use of the family bathroom, which is fitted to a modern standard and includes a large shower cubicle .





The garden has been designed and landscaped to a high level. Comprising of a large patio seating area which is accessible through sliding doors from the family room, which provides a fantastic suntrap seating area. From the patio, the garden leads down to a well-kept lawn and a secondary patio, vegetable patch and storage shed and greenhouse. To the side of the house there is a gate along with additional storage.

The property is within walking distance to Ickenham Village where there are a vast range of local shops restaurants and bars and well-regarded schools such as Breakspear Primary, Douay Martyrs and Vyners Secondary. There are excellent transport links with the A40/M40 a short drive away providing access to London and the M25. Ickenham Station offers the Metropolitan and Piccadilly lines whilst West Ruislip Station is serviced by both tube and train lines into Marylebone Station. There are leisure facilities nearby including Uxbridge Golf Course, Hillingdon Leisure Centre and Ickenham Cricket club..



**Important Notice**

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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.

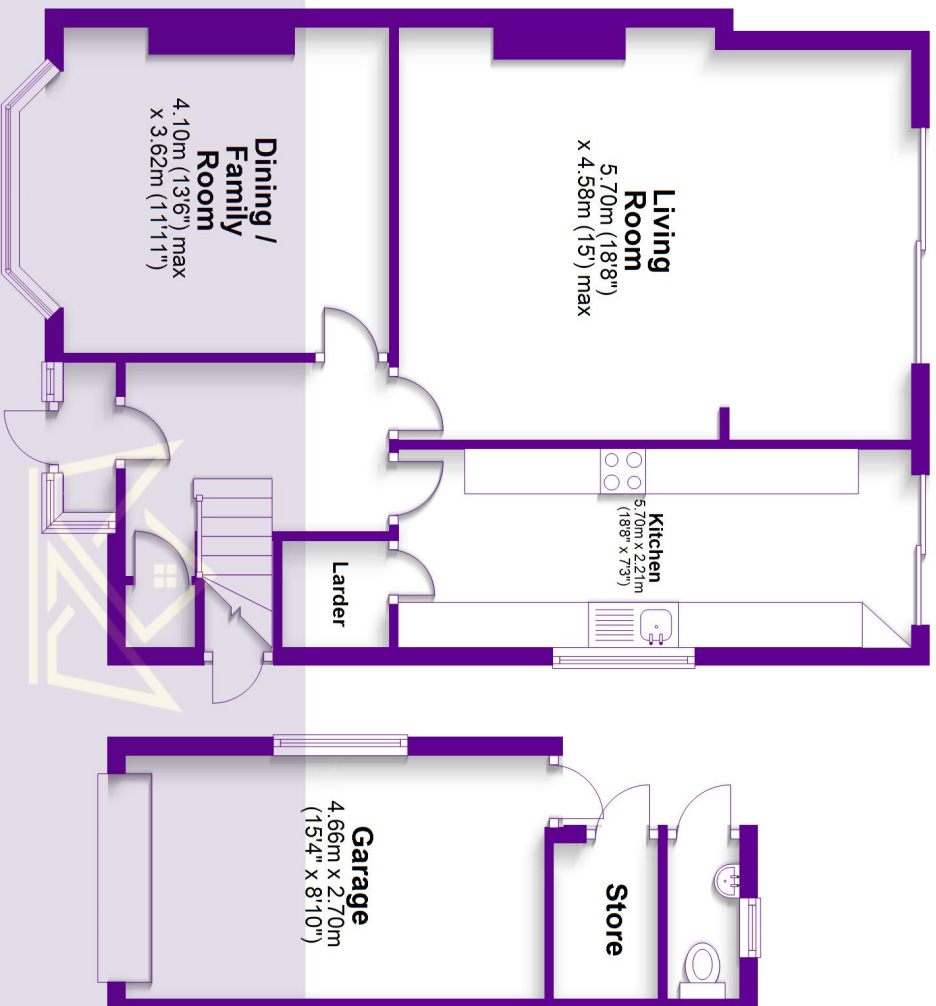


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## Ground Floor

Approx. 80.1 sq. metres (862.0 sq. feet)

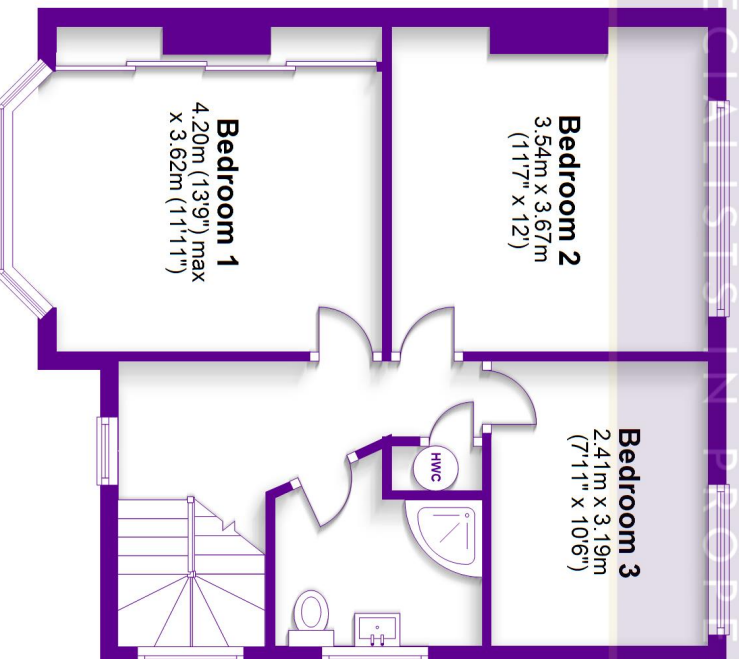


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### First Floor

Approx. 48.3 sq. metres (520.4 sq. feet)

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**Total area: approx. 128.4 sq. metres (1382.4 sq. feet)**

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages & outbuildings.  
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