



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



12 Heythrop Drive, Ickenham, Uxbridge, Greater London. UB10 8DT.

£1,200,000 Freehold

Hilton King & Locke are pleased to bring to the market this beautiful four-bedroom detached home that boasts 1,905 sq ft.

Nestled on a desirable road, this remarkable detached house offers a harmonious blend of spacious interiors and lush outdoor spaces. With a myriad of impressive features, this property redefines comfortable living.

Upon entering the property that is set back from the road you are greeted by ample parking spaces, providing convenience for both residents and guests as well as side access to the well-maintained garden. The exterior exudes a sense of grandeur while maintaining a welcoming atmosphere.

The abundance of natural light and open hallway create an inviting ambiance that seamlessly connects the various parts of the house. Step inside to discover the generous layout, featuring an elegantly designed reception room that provide a versatile space for relaxation and entertainment as well as providing access to outside.

A fabulous feature of this property is the integral garage with power and shelving that could be easily transform into a serene office space. Practicality is evident throughout, with plenty of storage options to keep the living areas clutter-free.

The well-appointed and modern kitchen boasts integrated appliances such as a Miele washing machine and tumble dryer. This room connects seamlessly to a utility room, catering to modern convenience and functionality providing access to outside. A downstairs W/C adds to the convenience of daily living.

Some unique and standout features of this property are a water softener and automatic electric garage door with shelving in the garage and power, an electric car charger, York stone natural paving in the garden, new alarm system (2024), water tap in the rear garden, hard wired smoke detectors.

Ascending to the upper level, four spacious bedrooms await, with the master bedroom boasting an en-suite bathroom featuring both a shower and a bath. Fitted wardrobes in the master bedroom provide ample storage space. This bedroom also comes with a dressing room



that's replete with Sharps fitted storage options that serves both functionality and comfort.

The modern fully tiled family bathroom boasts a shower and bath and is in immaculate condition.

The outdoor area is a secluded mature paradise with a patio area and lawn adding to the property's allure. The garden has York stone natural paving as well as a power socket and has the added convenience of a garden shed with power.

In conclusion, this detached house offers an extraordinary opportunity to embrace spacious living, versatile spaces, and a harmonious connection with nature. Its combination of functional design and exquisite features make it a property that stands out in every aspect.

Haythrop Drive is a quiet tree lined residential road where property's rarely come to the market. This property is footsteps from the village which offers a superb range of fashionable shops, cafes and restaurants. Ickenham Station offers the Metropolitan and Piccadilly lines and is a short walk away providing reliable links into the City and West End. Alternatively West Ruislip station is serviced by both tube (Central line) and train lines into Marylebone Station in just 25 minutes, with regular trains every 15 minutes. For the motorist the A40 is a short drive away and provides access to Central London and the Home Counties. For families, there are a number of highly regarded schools including Breakspear Infant and Juniors and Vyners and Douay Martyrs Senior School's, along with a number of leisure facilities including Uxbridge Golf Club, Ruislip bowls club and Fusion Gym and Swimming pool at Hillingdon Leisure Centre.




#### 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.



23 High Street  
Iver Buckinghamshire SL0 9ND

Tel: 01753 650033   
iver@hklhome.co.uk

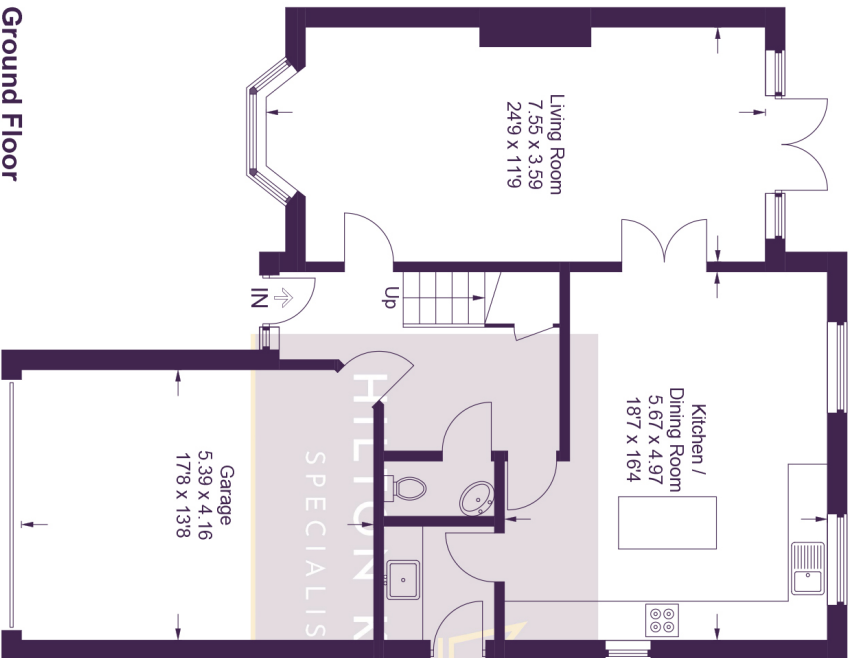
# 12 Heythrop Drive

Approximate Gross Internal Area

Ground Floor = 91.7 sq m / 987 sq ft (Including Garage)

First Floor = 85.3 sq m / 918 sq ft

Total = 177.0 sq m / 1,905 sq ft



**Ground Floor**



**First Floor**

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.

© CJ Property Marketing Ltd Produced for Hilton King & Locke