

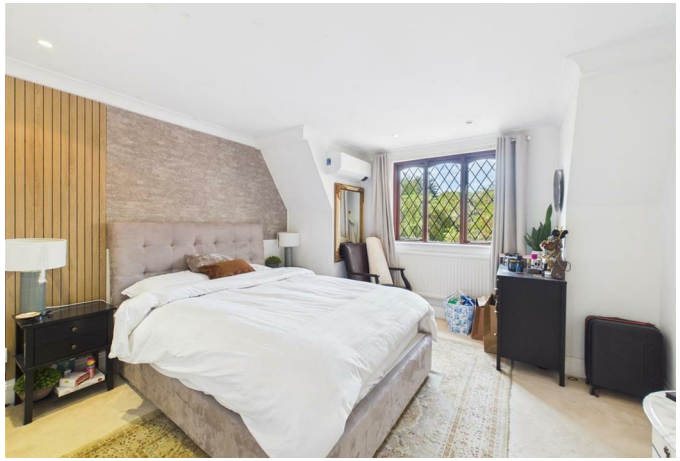
Thornhill Road, Ickenham, UB10 8SG

gibsonhoney

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NO UPPER CHAIN. An exceptionally unique and rarely available four bedroom detached family home, ideally positioned within one of Ickenham's most prestigious and sought after locations. Offering generous and versatile living accommodation throughout. The accommodation comprises four well proportioned bedrooms, a spacious living/dining room, a large fitted kitchen/breakfast room, family bathroom, sitting room, en suite shower room, utility room and a downstairs cloakroom. Externally, the property boasts a substantial rear garden, perfect for entertaining, brick built outbuilding, complete with a built in BBQ area, as well as a separate sauna room/storage building. Further features include gas central heating, private driveway to ample off street parking for several vehicles and a large car port. Perfectly located just moments from the heart of Ickenham Village, with its excellent selection of shops, restaurants, highly regarded schools and convenient transport connections. The A40 is also within easy reach, providing swift access to Central London, Heathrow Airport and the Home Counties.

This is a fantastic opportunity to acquire a substantial and unique family home in a prime village setting, offering both immediate comfort and exciting future potential.







ENTRANCE HALL
Front doors, stairs to first floor landing, radiator with decorative cover, doors to:

DOWNSTAIRS CLOAKROOM
Low level wc with concealed cistern, vanity unit incorporating wash hand basin, radiator.

LIVING /DINING ROOM
Rear aspect leaded light doors and windows to rear garden, feature fireplace, front aspect leaded light window, radiator.

KITCHEN/BREAKFAST ROOM
Side aspect bay window, rear aspect leaded light window, double oven, integrated microwave, space for dishwasher, space for fridge freezer, range of base and eye level units, one and a half stainless steel sink and drainer, four ring gas hob with extractor hood over,

UTILITY ROOM
Spaces for appliances, radiator, wall mounted boiler, side aspect door.

SITTING ROOM
Side aspect leaded light window, radiator with decorative cover, spiral staircase to:



BEDROOM ONE
Velux skylights, radiator, door to:

EN SUITE
Side aspect window, stand in shower cubicle, radiator, vanity unit incorporating wash hand basin, low level wc with concealed cistern.

FIRST FLOOR LANDING
Side aspect window, radiator, doors to:

BEDROOM TWO
Front aspect leaded light window, radiator, built in wardrobe, air conditioning unit, through to:

WALK IN WARDROBE
Rear aspect leaded light windows, radiator, range of built in wardrobes.

BEDROOM THREE
Rear aspect leaded light window, built in cupboard, radiator.

BEDROOM FOUR
Rear aspect leaded light window, built in cupboard, radiator.

BATHROOM
Large tiled enclosed bath, stand in shower cubicle, low level wc, bidet, his and hers vanity units incorporating wash hand basins.

FRONT
Via secure driveway and leading to off street parking for several vehicles including a large car port.

REAR GARDEN
Patio area, mainly laid to lawn, enclosed brick built BBQ area, panel enclosed fence.

OUTBUILDING
Side aspect leaded light door, rear aspect leaded light window, lighting, sauna.

COUNCIL TAX
London Borough of Hillingdon - Band G - £3,409.10

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

DISTANCE TO STATIONS
Uxbridge Underground Station (Metropolitan & Piccadilly lines)

Approximately 1.9 Miles away

Ickenham Underground Station (Metropolitan & Piccadilly lines)

Approximately 1.3 mile away

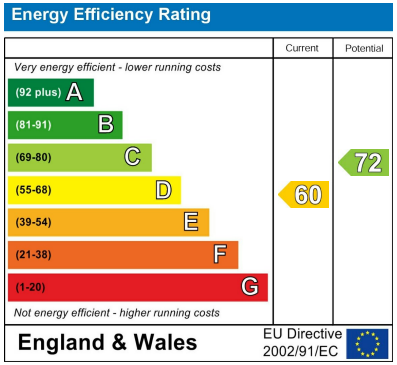
West Ruislip Station (Chiltern Railways & Central Line)

Around 1.9 miles away

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