



Breakspear Road South, Uxbridge, UB10 8HE  
£995,000



Tucked away within easy reach of open fields and ancient woodland, yet moments from the charm of Ickenham village, this striking three bedroom detached home offers the kind of space, light and quality that rarely comes to market in this sought-after pocket of North West London. Extensively refurbished by the current owner to an exceptional standard, the property combines generous proportions with modern elegance throughout. At its heart is a superb open-plan kitchen and living area, a beautifully considered space ideal for family life and entertaining alike, complemented by a separate reception room offering welcome flexibility as a formal sitting room, playroom or snug. This beautiful home further comprises a welcoming entrance porch and large hallway, three well-proportioned bedrooms, a contemporary bathroom suite with both bath and separate shower cubicle, a dedicated WVC, ground floor cloakroom, utility room and a versatile home office, easily adaptable as a fourth bedroom for larger families or those needing dedicated guest accommodation. Outside, the landscaped rear garden stretches to approximately 100ft, providing a genuinely impressive and private outdoor space for families, which also features outside lighting. To the front, a private driveway leads to a garage with off-street parking for two vehicles and, further on, road parking for visitors.

For commuters, Ickenham Underground Station (Metropolitan and Piccadilly lines) provides direct access into Central London. The A40, M40 and M25 are all within easy reach for those travelling by road. Families will value the proximity to both Breakspear and Vyners schools, while the village itself offers an excellent selection of independent shops, cafés and restaurants. A home of this size, quality and setting in Ickenham is a genuine rarity. Early viewing is strongly recommended.



### ENTRANCE PORCH

Front aspect double glazed double doors, dual aspect double glazed windows, tiled flooring, door to:

### HALLWAY

Front aspect frosted leaded light windows, tiled flooring with underfloor heating, wall mounted radiator, stairs to first floor landing, under stair storage cupboard, doors to:

### LIVING ROOM

Front aspect double glazed bay window, side aspect double glazed window, imaginfire fire place, radiator.

### KITCHEN/LIVING DINING ROOM

Rear aspect double glazed bi-fold doors to rear garden, rear aspect double glazed window, skylight, tiled flooring with underfloor heating, downlighting, wall mounted radiator x 2, breakfast bar with integrated wine cooler, a range of base and eye level units, inset one and a half stainless steel sink with drainer, space for double fridge freezer and double oven with five gas hob rings and extractor hood, integrated dishwasher, doors to:

### OFFICE/BEDROOM

Rear aspect double glazed window, door to:

### GARAGE

Front aspect electric door, power and lighting, wall mounted boiler and tank.

### UTILITY ROOM

Side aspect double glazed frosted door, tiled flooring with underfloor heating, part tiled wall, base and eye level unit, stainless steel sink with drainer, space for washing machine and dryer.

### DOWNSTAIRS CLOAKROOM

Side aspect double glazed frosted window, tiled flooring with underfloor heating, low level wc, wall mounted wash hand basin.

### FIRST FLOOR LANDING

Side aspect double glazed frosted window, hatch to loft space, doors to:

### BEDROOM ONE

Front aspect double glazed bay window, side aspect double glazed window, radiator, built in wardrobes.

### BEDROOM TWO

Rear aspect double glazed window, radiator, built in wardrobe.

### BEDROOM THREE

Front aspect double glazed window, radiator.

### BATHROOM

Rear aspect double glazed frosted window, tiled flooring with underfloor heating, part tiled walls, downlighting, panel enclosed bath with mixer taps, shower cubicle with rainfall shower attachment and additional shower

attachment with mixer taps, vanity unit incorporating wash hand basin, radiator.

### SEPARATE WC

Side aspect double glazed frosted window, tiled flooring with underfloor heating, part tiled walls, downlighting, low level wc incorporating wash hand basin.

### FRONT

Off street parking for two vehicles and further on-road parking for visitors.

### REAR GARDEN

Patio area, mainly laid to lawn, panel enclosed fence, garden shed with full electrical power, side access.

### COUNCIL TAX

London Borough of Hillingdon - Band F - £2,954.55

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

### DISTANCE TO STATIONS

Ickenham (1.3 Miles) - Metropolitan & Piccadilly  
West Ruislip (1.4 Miles) - Central Line  
Hillingdon (1.6 Miles) - Metropolitan & Piccadilly

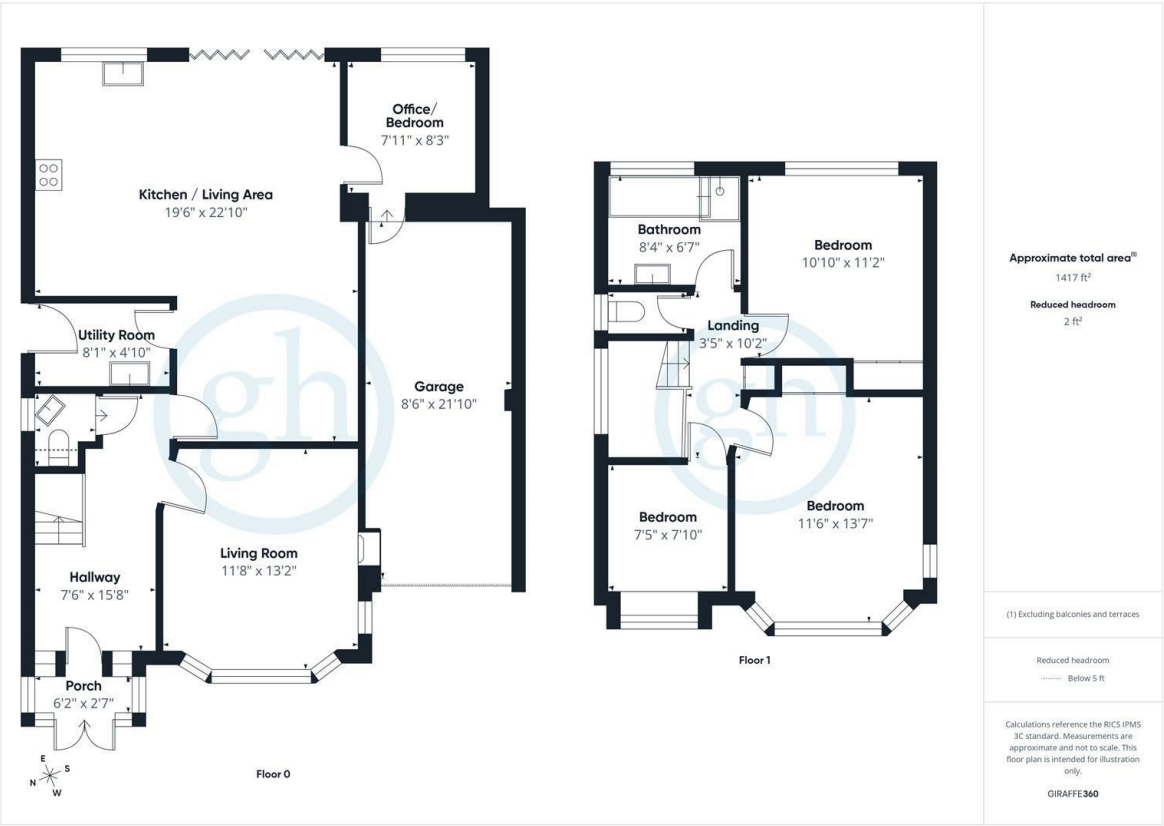


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| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         |                            |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         |                            |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |



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