

ALLDAY  
& MILLER

Thornhill Road, Ickenham, UB10 8SG  
£825,000

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Thornhill Road, Ickenham, UB10 8SG

**£825,000**

- Three Bedroom Detached Bungalow
- Positioned in One of Ickenham's Premier Roads
- Parking for Multiple Vehicles
- Moments from Vyners School
- Short Drive to M40/M25/M4
- Two Bathrooms
- High Specification Throughout
- 1255 Sq Ft / 116.56 Sq M
- Walking Distance to Ickenham Village
- No Upper Chain

## Description

This exquisite detached bungalow combines modern living with meticulous upkeep and is presented in immaculate condition throughout.

Comprising of a spacious open plan reception room that seamlessly integrates with a sleek fitted kitchen/ dining area. This inviting space is enhanced by bifold doors that open onto the rear. Three generously sized bedrooms, including a master suite complete with an ensuite bathroom, ensuring ample space for family. A modern bathroom further complements the living spaces, providing convenience and style.

The exterior of the property features a large front drive, offering ample parking for multiple vehicles, while the private rear garden is a mainly laid to lawn with a decking area.

## Situation

Thornhill Road is just a short distance from Ickenham Village with a range of shops, restaurants and pubs. Ickenham Station offers the Metropolitan and Piccadilly lines whilst West Ruislip Station is serviced by the Central line and Chiltern Railways to Marylebone. London and the Home Counties are easily accessed via the A40/M25. A number of highly regarded schools are within close proximity including Breakspear Junior School and Vyners Senior School. There are leisure areas and facilities nearby including Swakeleys Park, Ickenham Cricket Club and Hillingdon Sports & Leisure Centre which has a modern gym, indoor swimming pool and iconic outdoor pool. Uxbridge Town Centre is a short drive, bus or walk away and offers an extensive range of shops, restaurants and bars.



**Thornhill Road, Ickenham, Uxbridge, UB10**

Approximate Area = 1159 sq ft / 107.7 sq m  
Shed = 96 sq ft / 8.9 sq m  
Total = 1255 sq ft / 116.6 sq m  
For identification only - Not to scale

Shed  
3.65 x 2.45  
12'0 x 8'0

Garden  
13.00 x 10.00  
42'8 x 32'10

Reception /  
Dining Room / Kitchen  
8.10 max x  
7.17 max  
26'7 x 23'6

Bedroom  
4.12 max x  
3.23 max  
13'6 x 10'7

Bedroom  
4.23 x 3.34  
13'11 x 10'11

Bedroom  
3.77 max x  
3.20 max  
12'4 x 10'6

Driveway  
14.00 x 10.00  
45'11 x 32'10

Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025.  
Produced for Allday & Miller.

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estate agents

## A map of the Swakeleys Park area. The map shows several roads: Breakspear Rd S running diagonally from the top left, Swakeleys Rd running horizontally across the middle, and Swakeleys Dr running diagonally from the bottom. A green pin marks the location of Swakeleys Dental Practice on Swakeleys Rd. Another green pin marks the location of Swakeleys Park Play Area, which is situated near a body of water. A blue pin marks the location of Pilates Shivani, also near the water. The map includes labels for Swakeleys Park and Swakeleys Rd. The Google logo is in the bottom left corner, and the text 'Map data ©2025' is in the bottom right corner.

| Energy Efficiency Rating                                                                                                                                                                                                                                                                     |         | Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                         |                                                                                                                                                                                                                                                                                                                                    |         |                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|---------------------------------|
|                                                                                                                                                                                                                                                                                              | Current | Potential                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                    | Current | Potential                       |
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> |         | <p>Current</p> <p>Potential</p> <p>65</p> <p>77</p>                                                                                                    | <p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p> |         | <p>Current</p> <p>Potential</p> |
| <p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>                                                                                                                                        |         | <p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>  |                                                                                                                                                                                                                                                                                                                                    |         |                                 |

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