









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 Throughtout
- 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.



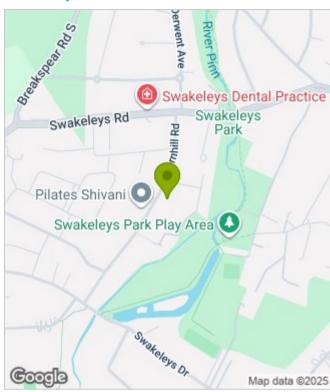




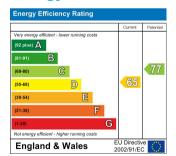
### **Floor Plans**

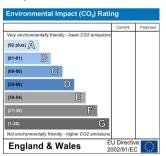
# Thornhill Road, Ickenham, Uxbridge, UB10 Approximate Area = 1159 sq ft / 107.7 sq m Shed = 96 sq ft / 8.9 sq m Total = 1255 sq ft / 116.6 sq m For identification only - Not to scale 3.65 x 2.45 Garden 12'0 x 8'0 13.00 x 10.00 Recention / ning Room / Kitchen 8.10 max x 7.17 max 26'7 x 23'6 4.12 max x 3.23 max 13'6 x 10'7 4.23 x 3.34 3.77 max x 3.20 max Driveway 14.00 x 10.00 45'11 x 32'10 = Reduced headroom below 1.5m / 5'0 **Ground Floor** Floor plan produced in accordance with RICS Property Measurement Standards incorporating OALLDAY International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. MILLER Produced for Allday & Miller.

### **Area Map**



## **Energy Performance Graph**





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