



Immaculate detached family home with double garage

2 Dukes Ride, Ickhenham, Middlesex, UB10 8DA

Freehold



Detached residence • South Westerly facing rear garden
• Double garage • Stunning finish throughout • Cul-de-sac location

About this property

A very well presented four bedroom detached residence with double garage situated in a cul-de-sac off one of the most sought after residential roads in Ickenham.

The property is accessed via a storm porch which in turn leads to the front door and entrance hall. All principle ground floor rooms are situated off the entrance hall. The reception room runs the length of the property, is excess of 24 ft. in length with double doors providing views and access to the rear garden. The dining room adjoins the reception room and has double doors onto the conservatory with access onto the garden. The separate kitchen/breakfast room is of good size with plenty of cupboard and worktop space with cream base and wall units and a wooden effect counter. The large, integral double garage is a real feature of this property due to its sheer size and that it could be converted into further internal living space if required (subject to the usual planning consents). The ground floor is completed with a contemporary guest WC.

To the first floor a central stairway leads to the landing which provides access to all first floor rooms. The dual aspect principal bedroom is of good size with views onto the rear garden, fitted wardrobes and access to a modern en-suite shower room. Bedroom two and three are similarly sized spacious double bedrooms, both with fitted wardrobes. Bedroom 2 has the

added bonus of a bay window overlooking the garden. Bedroom four is currently used as a study however could be used as a further double bedroom. The stylish family bathroom is beautifully fitted with bathtub, wall hung WC and basin. The first floor is complete with an airing cupboard that houses the water tank.

To the front of the property is a block paved driveway providing off street parking and neat front garden. There is side access to the garden and further access to the double garage.

To the rear is the garden with a South Westerly aspect. It is mainly laid to lawn with high hedges and a variety of shrubs and plants providing a significant amount of seclusion.

Tenure

Freehold

Local Authority

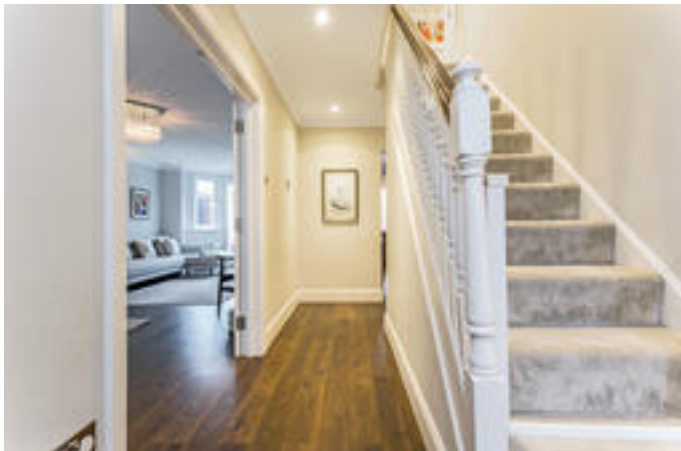
London Borough of Hillingdon

EPC rating = D

Viewing

Strictly by appointment with Savills



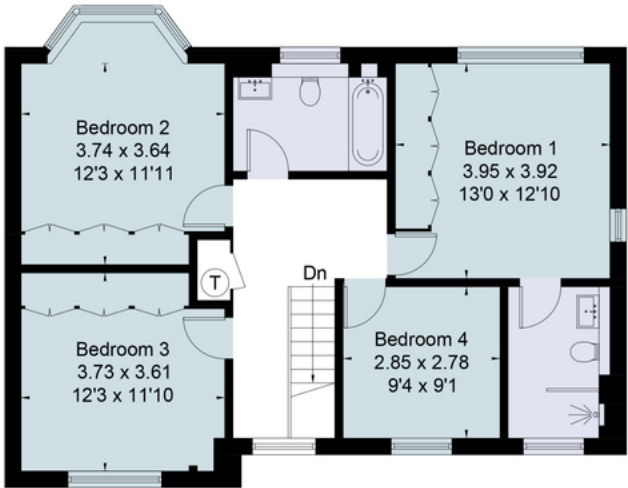
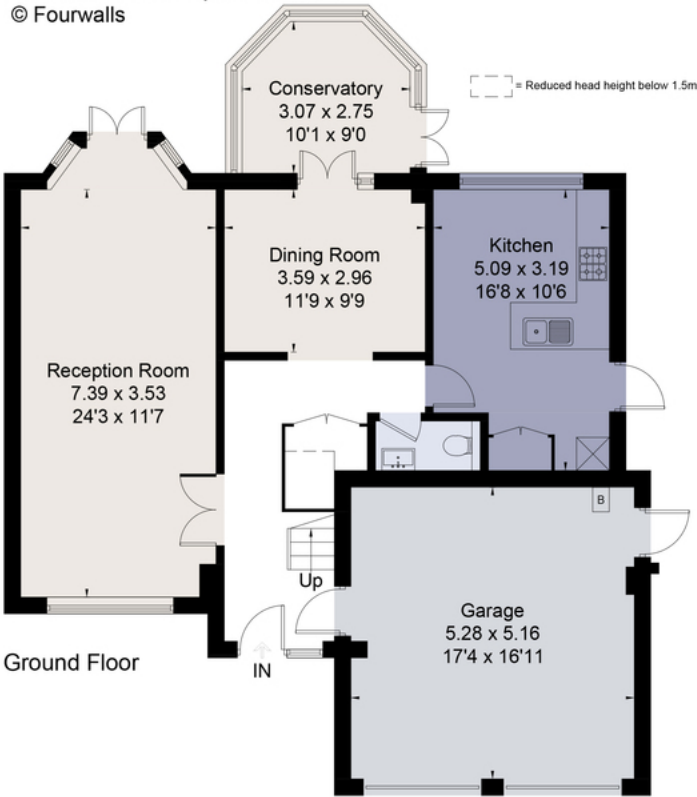




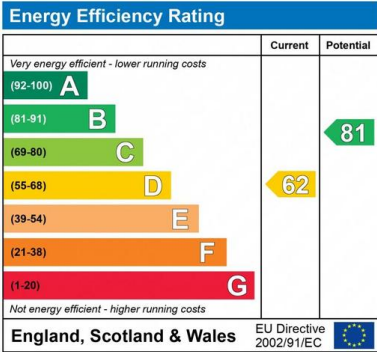
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Approximate Area = 158.4 sq m / 1705 sq ft
Garage = 27.5 sq m / 296 sq ft
Total = 185.9 sq m / 2001 sq ft
Including Limited Use Area (2.4 sq m / 26 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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