



Attractive detached house in prestigious private road.

12 The Avenue, Ickenham, Middlesex, UB10 8NP

Freehold





Private road • Extensive gated parking area • Bright modern accommodation • Well situated for both park and village • Open plan kitchen family room • Main bedroom with refitted en suite

#### About this property

The Avenue is a very popular private road located approximately 0.25 mile walk from the shopping facilities of Ickenham and also bordering Swakeleys Park which has a lake, open green spaces and children play areas. The house is set on a gated plot of about 0.23 acres and is presented in excellent decorative order.

There is an entrance porch that leads through to the hallway with stairs and coats cupboard. The sitting room is large and L-shaped with windows to front and side and double doors to the rear garden. There is a wood burning stove in a recessed fireplace with ornate wooden surround and wooden flooring which also extends to the dining room which faces to front and has double doors to the kitchen. The kitchen breakfast room stretches across the majority of the rear of the property with bi-fold doors opening to the patio and a large lantern skylight. The kitchen area is fitted with cream units and quartz work surfaces including an island unit. Integrated Miele appliances include ceramic hob and extractor, double ovens with warming drawer. There is also a microwave and dishwasher. There is an informal dining area and a guest cloakroom and a utility room with sink and cupboards and doors to both garden and the attached garage.

On the first floor there are four double bedrooms. The main bedroom has a dressing room and a recently refitted wet shower room with washstand sink unit. The second bedroom also has a dressing room and the further bedrooms have fitted wardrobes. There is a family bathroom with both bath and shower cubicle. The versatile top floor has a converted loft space with roof light windows and eaves storage space.

The house sits back from the road and enjoys an impressive frontage which has both paved parking area and curved lawn with screening shrubs. The attached garage has two doors and an internal door to the house. The rear garden has a stone patio and a decked seating area as well as lawn and flower borders. There is a tall screening hedge to the rear boundary.

#### Tenure

Freehold

#### Local Authority

London Borough of Hillingdon

EPC rating = D

#### Viewing

Strictly by appointment with Savills



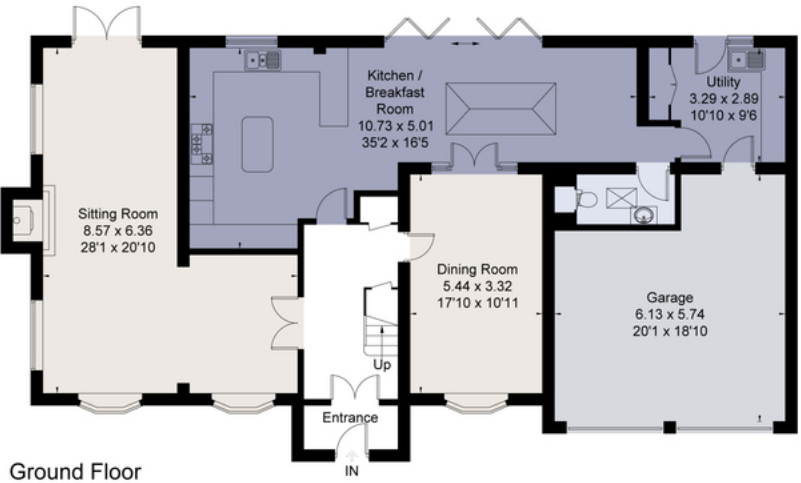




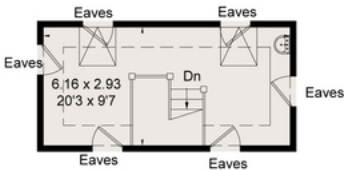
Approximate Area = 243.9 sq m / 2625 sq ft  
Garage = 30.9 sq m / 333 sq ft  
Total = 276.7 sq m / 2979 sq ft  
Including Limited Use Area (10.3 sq m / 111 sq ft)  
For identification only. Not to scale.  
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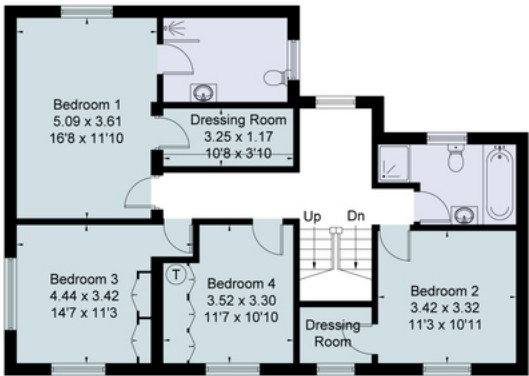
□ = Reduced head height below 1.5m



Ground Floor

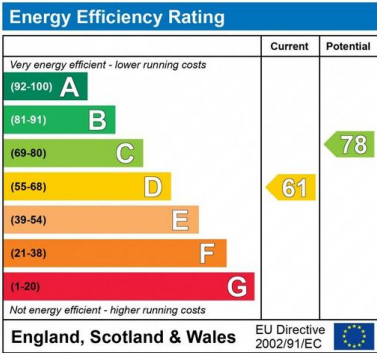


Second Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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