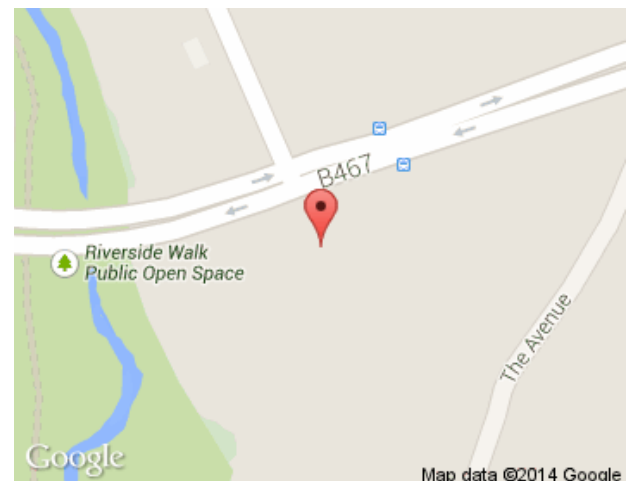


**Swakeleys Road, UB10
£659,950**



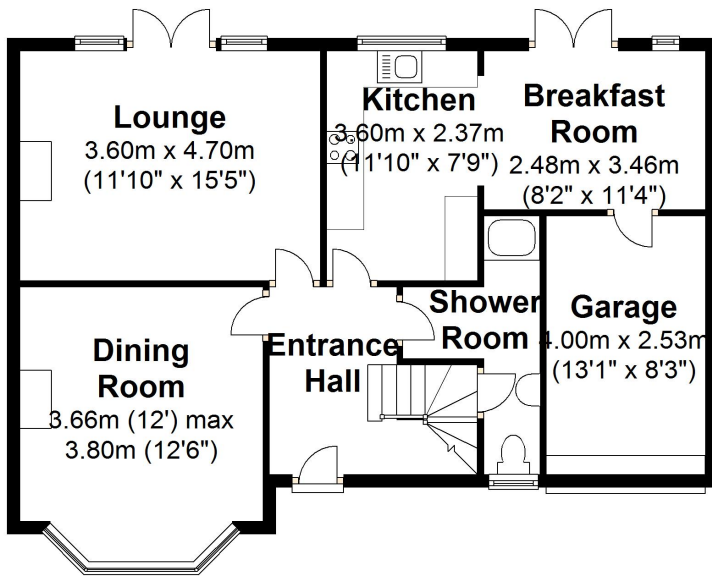
Orchard Property Services are delighted to present to the market this unusually spacious and beautifully presented, substantial THREE bedroom property





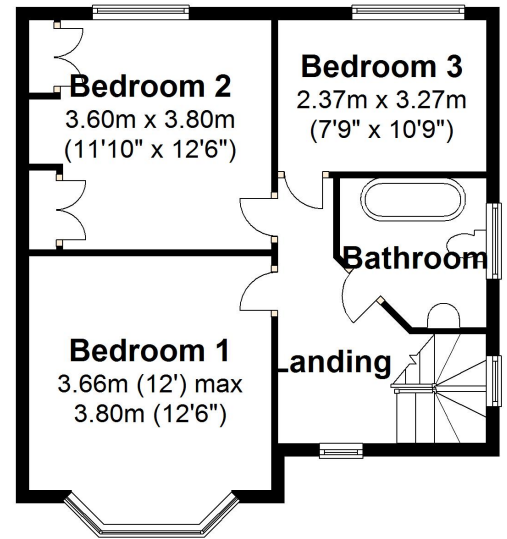
Ground Floor

Approx. 75.4 sq. metres (811.3 sq. feet)



First Floor

Approx. 51.4 sq. metres (553.0 sq. feet)



Total area: approx. 122.0 sq. metres (1313.6 sq. feet)

Orchard Property Services give notice to anyone reading these particulars that: (i) these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact; (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings.

Long Description

Orchard Property Services are delighted to present to the market this unusually spacious and beautifully presented, substantial THREE bedroom property set on a deceptively large plot and offering further potential to extend subject to usual planning permissions. The property is situated on Swakeleys Road, close to sought after schools such as Breakspear & Vyners and is close to Ickenham Village with its array of shops eateries and convenient tube stations. This sought after residence which has undergone a sympathetic, high end refurbishment, briefly comprises of a bright entrance hall which leads to a spacious well appointed lounge with patio doors leading onto the deceptively large gardens, there is a separate dining room, modern ground floor shower room and a handmade bespoke fitted "eat in" kitchen with access to an integral garage. Upstairs the property boasts three well proportioned bedrooms and a modern fitted bathroom. Rarely are properties of this calibre available to the market, an internal inspection is highly recommended to truly appreciate the quality of this family residence.

Entrance Hall

Hardwood front door with inset glazed panel, radiator, power points, ceiling and wall lighting and strip wood flooring throughout.

Lounge

11ft 10 x 15ft 5 (3.60m x 4.70m)

Hard wood windows and French doors to garden, designer feature fireplace, fitted cupboards, radiator, ceiling lighting, power-points and strip wood flooring throughout.

Dining Room

12ft 6 x 12ft 0 (3.80m x 3.66m)

Double glazed window to front aspect, feature fireplace, radiator, wall lighting, radiator, power points and strip wood flooring throughout.

Kitchen

11ft 10 x 7ft 9 (3.60m x 2.37m)

Double glazed window to rear aspect, a range of bespoke handmade, wall and floor mounted cabinets with granite work surfaces over, inset butler style sink and drainer with mixer tap, space for range style cooker, with extractor over, inset ceiling spot lighting, power points and tiled floor throughout.

Breakfast Room

11ft 4 x 8ft 2 (3.46m x 2.48m)

Double Glazed French doors to garden, ceiling lighting, radiator, door to integral garage and tiled flooring throughout.

Shower Room

Double Glazed window to front aspect, fully enclosed shower cubicle with wall mounted shower, low level W.C. wall hung hand basin, heated towel rail, ceiling lighting

Landing

Double glazed window to front and side aspects, power points, ceiling lighting, strip wood flooring throughout.

Bedroom One

12ft x 2ft 6 (3.66m x 3.80m)

Double glazed window to front aspect, radiator, power points, ceiling lighting, radiator and strip wood flooring throughout.

Bedroom Two

11ft 10 x 12ft 6 (3.60m x 3.80m)

Double glazed window to rear aspect, range of fitted wardrobes, radiator, ceiling lighting, power points and strip wood flooring throughout.

Bedroom Three

7ft 9 x 10ft 9 (2.37m x 3.27m)

Double glazed window to rear aspect, ceiling lighting, radiator, power points and strip wood flooring throughout.

Bathroom

Double glazed window to side aspect, free standing bath with hand held shower over, low level W.C. heated towel rail, basing with vanity unit underneath, ceiling light, tiled flooring throughout.

Garden

An unusually large and substantial rear garden, mainly laid to lawn with a spacious patio area and a range of mature shrubs & trees.