



## Lavender Road, Uxbridge, Middlesex, UB8 3PZ

- Four Bedrooms & Three Bathrooms
- Brand New w/ 10 Year Warranty
- Underfloor Heating Throughout
- Triple Glazed & Gas Central Heated Throughout
- Quiet Cul de Sac Location
- No Chain
- Private Gated Own Driveway & Two Garages to Rear
- Brand New & Fully Integrated Kitchen w/ Lamona Appliances
- Electric Vehicle Charging Points
- EPC Rating: TBC

**Asking Price £799,950**





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Nestled in a peaceful cul-de-sac on Lavender Road, Uxbridge, this stunning brand-new four-bedroom, four-bathroom semi-detached home offers the perfect blend of luxury, comfort, and modern convenience. Set within an exclusive gated development, the property is finished to the highest standards and is ready for immediate occupancy with no onward chain.

Upon entering, you are welcomed by a bright and spacious entrance hall leading to a contemporary, fully integrated kitchen featuring premium 'Lamona' appliances. The expansive reception room provides an ideal space for both relaxation and entertaining, while a stylish ground floor WC/shower room adds to the home's practicality.



The first floor boasts three generously sized bedrooms, including one with an elegant en-suite, alongside a sleek and modern family bathroom. The top floor is dedicated to a luxurious fourth bedroom, complete with its own w.c for ultimate privacy.

Outside, the property benefits from a beautifully landscaped rear garden with both a lawn and patio area—perfect for outdoor dining and entertaining. Secure gated parking accommodates multiple vehicles, complemented by an installed Electric Vehicle charging point. Additionally, two garages offer excellent storage or the potential for future conversion.



Further highlights include triple glazing throughout, gas central heating, and underfloor heating for year-round comfort. This exceptional home also comes with a 10-year warranty, providing peace of mind for the future.

A rare opportunity to acquire a high-specification home in a sought-after location—early viewing is highly recommended.

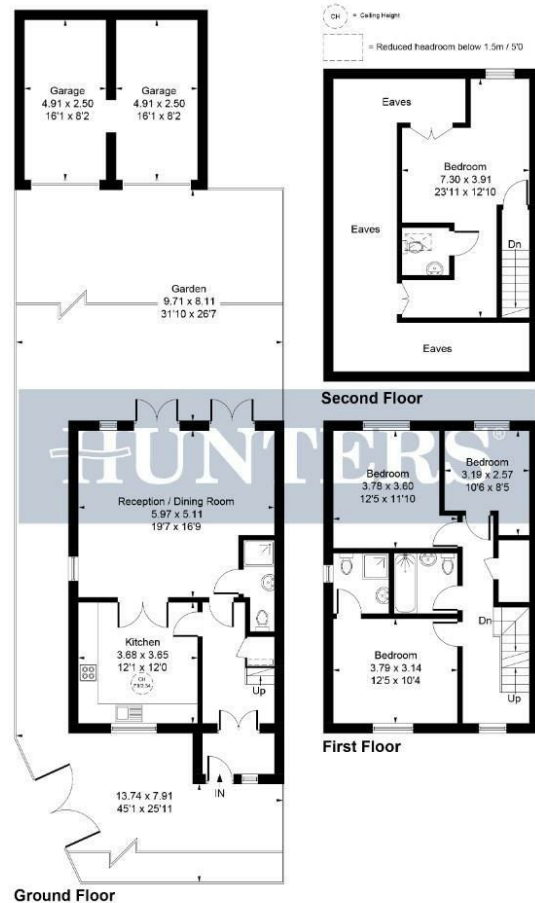


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Approximate Gross Internal Area (Excluding Eaves) = 136.86 sq m / 1473 sq ft  
 Garages = 26.39 sq m / 284 sq ft  
 Total = 163.25 sq m / 1757 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
 Produced for Hunters

### Viewings

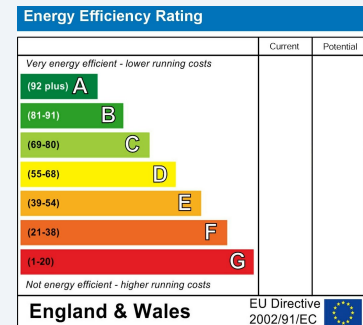
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.