



LAWRENCE RAND

Newlyn Close, Uxbridge
£850,000

13 Newlyn Close

Uxbridge, Uxbridge

- Four bedrooms
- Detached family home
- Desirable cul-de-sac
- Large modern kitchen
- Driveway
- Close to Hillingdon hospital

A spacious detached family home set within a peaceful cul-de-sac, offering versatile and beautifully presented accommodation.

This impressive property combines generous living space with modern finishes, making it an excellent choice for families. The home further benefits from ample off-street parking.

Ground Floor

The ground floor is centred around a welcoming entrance hall with stairs leading to the first floor. The open-plan kitchen/dining area is bright and inviting, featuring French doors that open onto the rear garden. The newly fitted kitchen has been thoughtfully designed with a range of storage units, an integrated fridge/freezer, and a large gas hob set within a striking island, all complemented by sleek grey splashbacks.

The ground floor also benefits from a generously sized, modern shower room.



First Floor

Three well-proportioned double bedrooms are served by a stylish family bathroom, comprising a panel-enclosed bath with shower over, vanity wash basin, w.c., and partly tiled walls. The master bedroom further enjoys a private en-suite, complete with a modern shower, sleek tiling, and contemporary fixtures, offering both comfort and convenience.

Outside

The rear garden is private and predominantly laid to lawn, with a patio area and mature shrubs, creating an ideal setting for both entertaining and relaxation. To the front, the property provides extensive off-street parking.

Location

Newlyn Close is a sought-after cul-de-sac, ideally positioned for Hillingdon Hospital, Stockley Park, and Heathrow Airport. Uxbridge town centre is within easy reach, offering a wide variety of shops, restaurants, and leisure facilities, along with excellent transport links via the Metropolitan and Piccadilly lines. Local shops and everyday amenities are also within walking distance.

Verified Material Information:

Energy Performance rating: C

Council tax band: F

Local Authority: Hillingdon

Electricity supply: Mains, Water supply: Mains water,
Sewerage: Mains

Heating: Oil central heating

Broadband & mobile coverage:

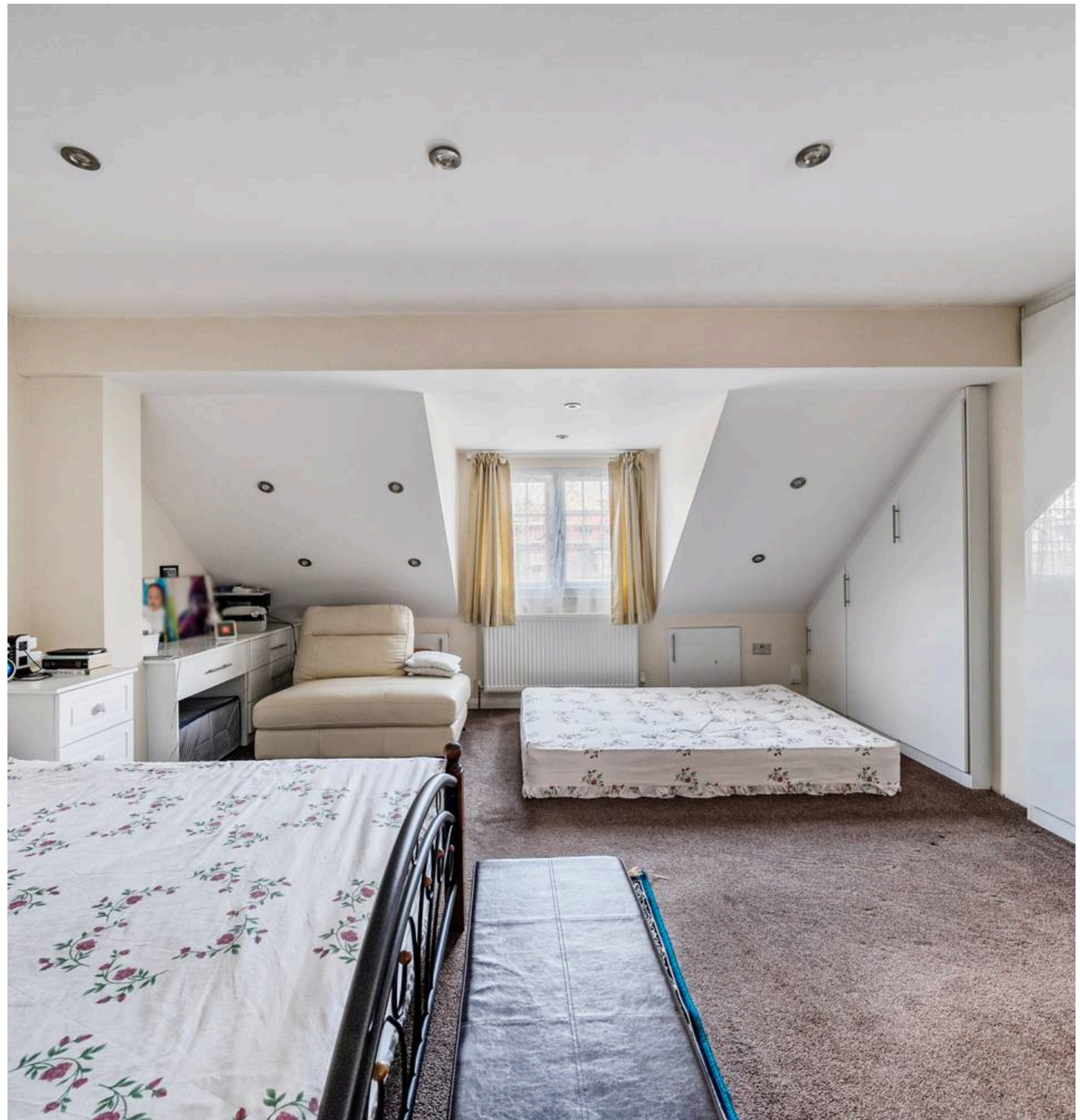
Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent,
Three - Excellent, EE - Excellent



Disclaimer:

While we have endeavoured to provide accurate information, we advise prospective buyers to verify all key details with relevant professionals to ensure complete transparency. This property presents immense potential for development, and we encourage interested parties to explore the possibilities that await with this remarkable opportunity.







Newlyn Close, Uxbridge, UB8

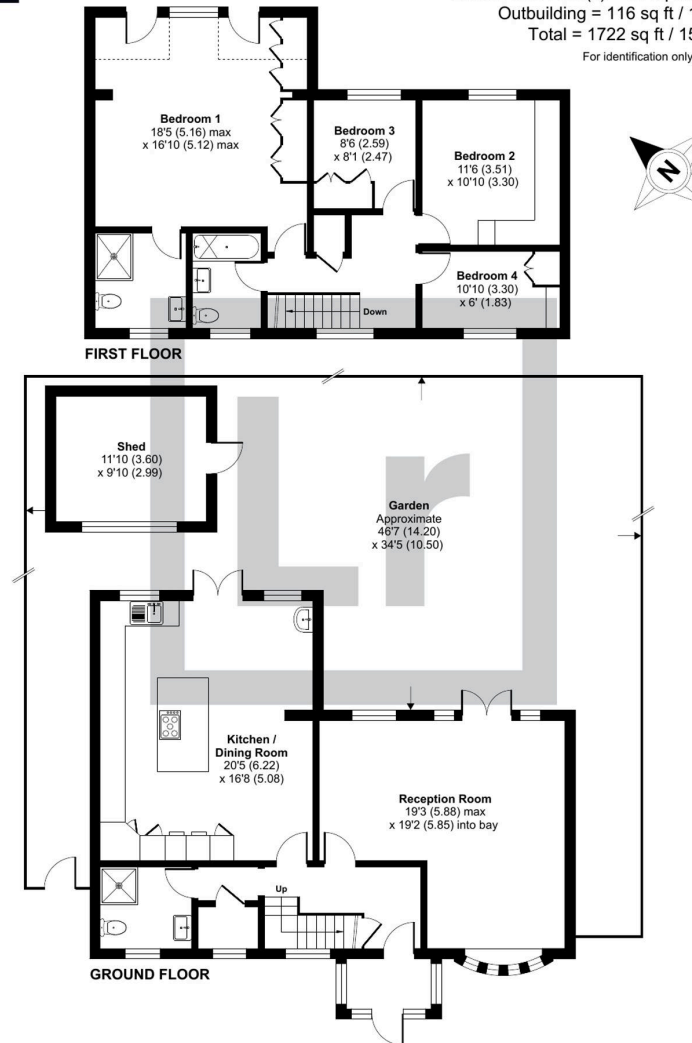
Approximate Area = 1564 sq ft / 145.3 sq m

Limited Use Area(s) = 42 sq ft / 3.9 sq m

Outbuilding = 116 sq ft / 10.7 sq m

Total = 1722 sq ft / 159.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lawrence Rand. REF: 1347064

Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

01895 632211 • Info@lawrence-rand.co.uk • www.lawrence-rand.co.uk/