

Olivia Gardens

Uxbridge • Middlesex • UB9 6QF
Offers In Excess Of: £1,350,000



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This substantial family residence, offering premium living in a highly desirable location, boasts 3,950 square feet of versatile interiors spread over three floors. Neutrally decorated to a high standard throughout, this detached property features seven bedrooms, six bathrooms, and three reception rooms, all within an exclusive gated development.

SEVEN BEDROOM

DETACHED

THREE RECEPTION ROOMS

SIX BATHROOM (THREE ENSUITES)

EXCELLENT CONDITION THROUGHOUT

GARDEN STUDIO

SOUTH FACING SECLUDED REAR GARDEN

GATED DEVELOPMENT

OPEN PLAN KITCHEN DINER

3950 SQ.FT

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





LOCATION

Olivia Gardens is a sought after gated development, located in the heart of Harefield this property is just a short walk from all of the schools in the local area as well as being so close to the village which is packed full of all the local shops, cafes and restaurants. There are also plenty of bus stops scattered up the road making access into further towns such as Ruislip & Northwood effortlessly.

DESCRIPTION

The property comprises a welcoming entrance hallway, a spacious and light-filled front aspect main reception room, two additional reception rooms, and an open-plan, stylishly fitted kitchen and dining room. The ground floor also includes a utility room and a guest WC. The first floor offers three double bedrooms with en-suites, two additional double bedrooms, and two well-appointed bathrooms. On the second floor, there are two more double bedrooms and a stylish bathroom. The master bedroom on the top floor also benefits from a walk in wardrobe.

OUTSIDE

Externally, the property benefits from a landscaped south facing garden. There is a large patio covered by a pergola, with a garden studio. At the front of the property, there is a large driveway providing ample off-street parking at the front of the property.





Schools:

Denham Station 1.9 miles
Denham Golf Club Station 2.3 miles
Northwood Station 2.4 miles



Train:

Harefield Junior School 0.2 miles
Harefield Infant School 0.3 miles
Harefield School 0.3 miles



Car:

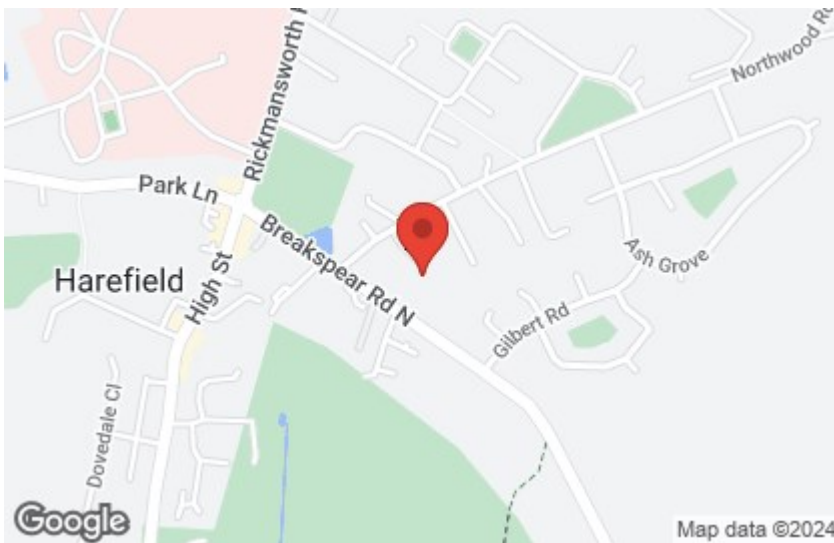
M4, A40, M25, M40



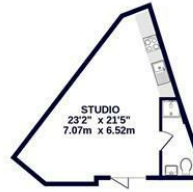
Council Tax Band:

G

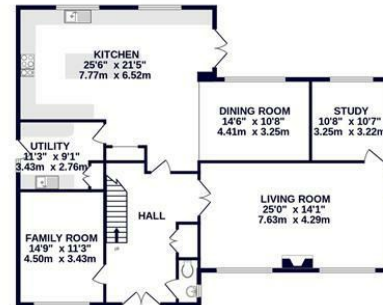
(Distances are straight line measurements from centre of postcode)



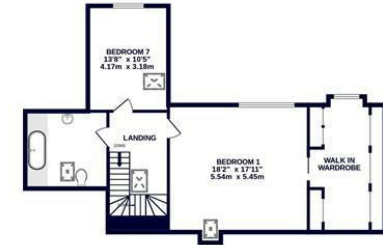
OUTBUILDING
322 sq.ft. (30.0 sq.m.) approx.



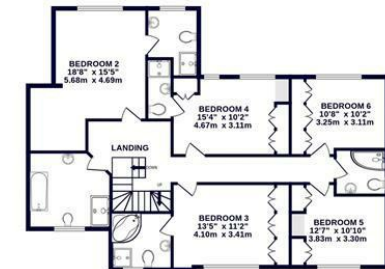
GROUND FLOOR
1533 sq.ft. (142.4 sq.m.) approx.



2ND FLOOR
831 sq.ft. (77.2 sq.m.) approx.



1ST FLOOR
1264 sq.ft. (117.4 sq.m.) approx.



TOTAL FLOOR AREA : 3950 sq.ft. (367.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
B			
C			
D		68	78
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EG 1/2008 (rev 2002/01/EC)	

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.

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