



AN IMMACULATE SEVEN BEDROOM FAMILY HOME WITHIN A GATED CUL-DE-SAC

Olivia Gardens, Harefield, Uxbridge, UB9 6QF

ROBSONS

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DETACHED • SEVEN BEDROOMS • SEVEN BATHROOMS • LARGE OPEN-PLAN KITCHEN/DINING ROOM • ADDITIONAL KITCHEN • SPACIOUS LIVING AREAS • WELL-MAINTAINED REAR GARDEN • DRIVEWAY PARKING • OVER 5,500 SQFT • GATED CUL-DE-SAC

Description

An outstanding detached family home recently built to exacting standards throughout. Set in a gated Cul de sac location moments from the centre of Harefield. This impressive property boasts over 5,500 sqft of well-balanced accommodation set over three floors.

To the ground floor there are several reception rooms and the provision for an annex with separate access as well as double garaging.

The property offers seven bedrooms and seven bathrooms positioned over the first and second floors. There are walk-in wardrobes to both the principal and second bedroom, all finished to the highest of standards.

The property also offers off street parking to the front and a laid-to-lawn rear garden.





An added benefit is that the ground floor is wheelchair accessible and the wet room has disabled access.

Internal viewing is essential to appreciate the quality of this new property.

Location

The property is situated in Harefield which is surrounded by some beautiful countryside along the Grand Union Canal. The local area also has good sporting facilities which include golf, cricket and football clubs. Rickmansworth caters for specialist and daily shopping requirements to include the food halls of Marks & Spencer, Waitrose and Tesco. More extensive shopping facilities are available in the larger towns of Watford and Uxbridge. At Denham is the Chiltern Line to Marylebone whilst at Rickmansworth there is the Chiltern Line and Metropolitan railways to London Marylebone and Baker Street. The M25 motorway is available at junction 17 connecting you to the national motorway network. The area is well served for good quality private and state schools for all ages.

NB this property is situated within the proximity of the ULEZ, if your vehicle does not comply charges may apply.

Additional Information

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council Tax Band: G

Energy Efficiency Rating: B

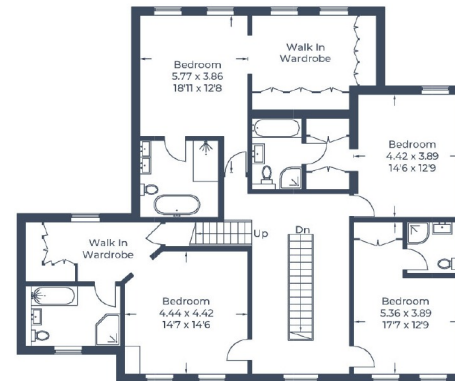
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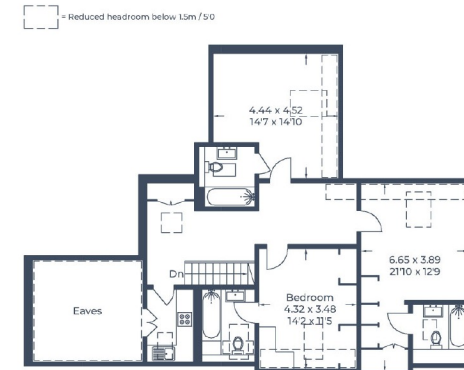
Approximate Gross Internal Area
 Ground Floor = 244.0 sq m / 2,626 sq ft
 First Floor = 157.9 sq m / 1,700 sq ft
 Second Floor = 111.7 sq m / 1,202 sq ft
 Total = 513.6 sq m / 5,528 sq ft
 (Including Eaves / Garage)



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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