



- Five bedroom semi detached family home
- Four bathrooms
- Self contained annex
- Secure gated parking for multiple vehicles

## Auckland House, Harlington Road, Hillingdon, UB8 3JG

Offers in excess of £700,000

Andrews Residential are delighted to present this exceptional five-bedroom, four-bathroom semi-detached residence, beautifully combining charm, character, and contemporary living. Immaculately presented throughout, the property offers spacious and versatile accommodation, enhanced by an abundance of natural light that creates a bright and welcoming atmosphere.

This unique, bespoke home provides generous living space ideal for modern family life, with thoughtfully designed interiors and high-quality finishes throughout. Further benefiting from no onward chain, this is a rare opportunity for buyers seeking a distinctive and move-in-ready property. Early internal viewings are highly recommended to fully appreciate everything this outstanding home has to offer.



## Property Description

### THE APPROACH & GARDENS

A Private Sanctuary in Hillingdon Held in the same family since 1990, This house is a unique residence that seamlessly blends traditional English charm with thoughtful modern expansions. Positioned on a secluded plot with dual access via Harlington Road and Judge Heath Lane, the property offers a rare degree of privacy and versatility.

### ELEGANT LIVING SPACES

Upon entering the reception hall, a bespoke semi-spiral solid oak staircase serves as a striking focal point. To one side, the South-West facing living room bathed in natural light features a traditional Victorian-style gypsum fireplace, polished oak floors, and French doors that open directly onto the south gardens.

### THE KITCHEN & DINING ROOM

Designed for Entertaining, the heart of the home is the expansive open-plan country kitchen and dining area. The kitchen is defined by a magnificent brick-built surround housing the cooking suite, perfectly complemented by a functional "wet island" with integrated appliances.

### CONSERVATORY

The space flows effortlessly into a bright breakfast room and through to a soaring lean-to bespoke conservatory. This impressive space features a powder coated metal frame, a built-in internal planter, and marble surfaces that radiate light. A signature stained-glass roof feature creates a dance of colours across the walls throughout the day, making this an ideal space for both relaxation and horticulture.

### THE ANNEX & OUTBUILDINGS

Accessed via the conservatory, the property includes a substantial Annex. Currently configured as a fifth bedroom on the mezzanine level with an en-suit on the ground floor, this space has previously served as a professional office and a home gym.

### GROUND FLOOR OF THE ANNEX

The ground floor provides a dedicated external office workstation and workshop. The garage, while not suited for modern size motorcars is the perfect secure housing for motorcycles, bicycles, or a micro-car, with double wooden doors opening facing Judge Heath Lane.



### SECURE COMPOUND & OUTDOOR LIVING



# Harlington Road UB8

Approx. Gross Internal Floor Area  
230.46 Sq M - 2481 Sq Ft

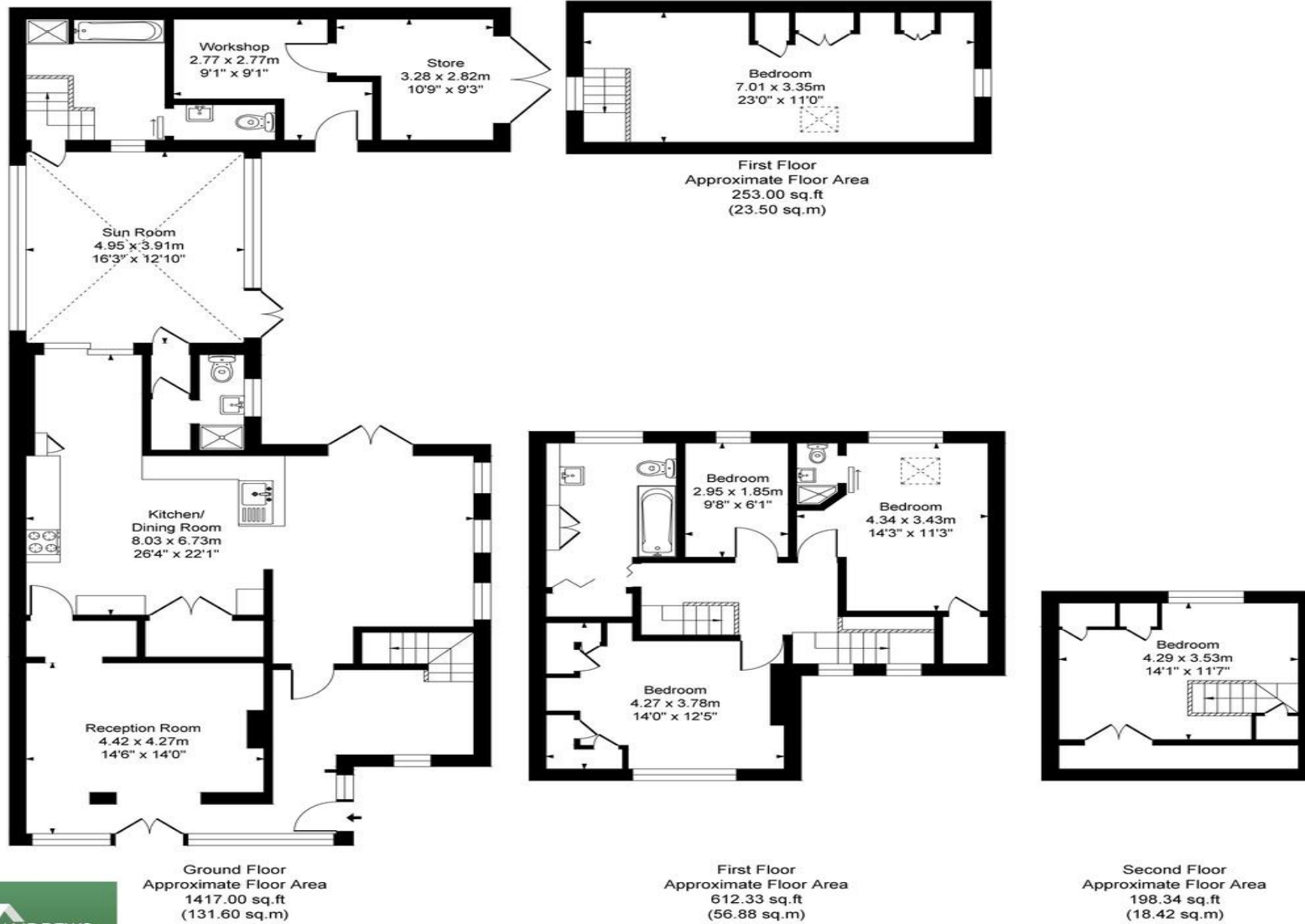


Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced By Esjay Property Marketing



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