



Olivia Gardens, Uxbridge, UB9 6QF
£1,650,000



Situated within the exclusive and highly sought-after Olivia Gardens, Harefield, this exceptional seven DOUBLE bedroom, seven bathroom detached residence occupies a prime position on a secure private gated road, offering an outstanding blend of luxury, privacy and contemporary family living. Constructed in circa 2024, this home is arranged over three impressive floors and is presented in stunning condition throughout, the property has been meticulously maintained and finished to an exceptional standard. Boasting expansive and versatile accommodation, the home features seven generously proportioned bedrooms, each complemented by beautifully appointed bathrooms, creating the ideal environment for both family life and entertaining on a grand scale. The elegant interiors are flooded with natural light and showcase high quality finishes, stylish décor and thoughtfully designed living spaces throughout. The spacious layout provides a seamless balance between formal reception areas and relaxed family living, while the upper floors offer substantial bedroom accommodation with attractive views over the surrounding area.

Located behind secure gates within this prestigious private road, residents benefit from a tranquil setting whilst remaining within easy reach of Harefield Village, excellent transport connections, highly regarded schools and an array of local amenities. This is a rare opportunity to acquire a substantial family home in one of Harefield's most desirable residential locations, combining space, security and luxury living in an exclusive setting.



COUNCIL TAX

London Borough of Hillingdon - Band G - £3,409.10

Rickmansworth (4.1 Miles) Metropolitan Line
Ruislip (5.2 Miles) - Metropolitan and Piccadilly Lines

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS
BEFORE EXCHANGE OF CONTRACTS.

DISTANCE TO STATIONS

Denham (3 Miles) - Chiltern Railways



92 High Street, Ruislip, Middlesex, HA4 8LS

T: 01895 677766

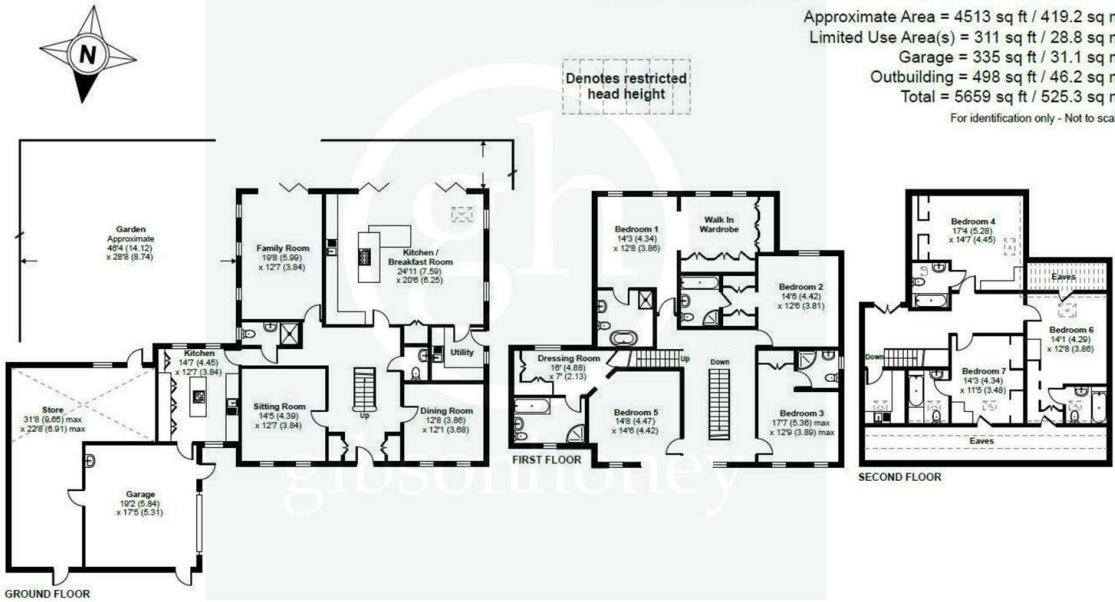
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Approximate Area = 4513 sq ft / 419.2 sq m
Limited Use Area(s) = 311 sq ft / 28.8 sq m
Garage = 335 sq ft / 31.1 sq m
Outbuilding = 498 sq ft / 46.2 sq m
Total = 5659 sq ft / 525.3 sq m
For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	88	91	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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