



House - Semi-Detached (EPC Rating: )

# UXENDON HILL, WEMBLEY, HA9 9SH

Per Month

# £3,600 Per

# 4 Bedroom House - Semi-Detached located in Wembley

An exceptional four-bedroom, three-bathroom semi-detached family home situated on the prestigious Barn Hill Estate. Completely renovated from top to bottom, the property combines beautifully finished interiors with impressive energy efficiency, offering luxurious and practical family living in one of Wembley's most desirable residential areas.

The ground floor opens into a large hallway. Off the hallway there is a shower room with W.C., a bright, spacious through lounge. To the rear, a stunning open-plan kitchen and dining room provides a superb setting for everyday family life and social occasions. There are bifold doors opening onto a beautiful stone tiled patio, with steps down to a nice garden rear.

On the first floor are three bedrooms and another superbly finished shower room. The second floor comprises of a large bedroom with a separate third shower room.

Considerable investment has been made in the property's comfort and long-term running efficiency. Improvements include underfloor heating throughout the ground floor, a brand-new energy-efficient central heating system and high-performance external wall insulation designed to enhance thermal efficiency and help reduce energy costs.

Outside, the property offers off-street parking for several vehicles and an attractive, low-maintenance landscaped frontage. The secluded rear garden features a generous lawn and raised seating area, making it perfect for outdoor dining, entertaining and family enjoyment. Additionally there is an electric shutter which leads to the garage.

# 135 Uxendon Hill, Wembley

## A Stunning Four-Bedroom Home – Completely Refurbished to an Exceptional Standard

135 Uxendon Hill is an exceptional four-bedroom family home which has been completely refurbished from top to bottom, with no expense spared. The current owners have undertaken an extensive programme of works, resulting in a beautifully presented, highly energy-efficient and exceptionally well-specified home that combines contemporary design with practical modern living.

The property has been fully replastered, comprehensively insulated to a very high standard in excess of standard building regulation requirements, and extensively renovated throughout, including the roof and external elevations. The quality of the workmanship and attention to detail is immediately apparent.

### Impressive Approach & Exterior

The property immediately makes an impression from the front, with a new driveway providing parking for at least two cars and potentially three, together with a newly built brick boundary wall which has been beautifully rendered and painted.

The front garden has been professionally landscaped with a newly laid lawn, attractive planting, flowers and shrubs, together with a built-in sprinkler system, ideal for keeping the garden looking its best during the warmer summer months.

There are external power sockets and a water tap to the front of the property, along with attractive exterior lighting around the entrance. A Ring doorbell will also provide additional convenience and security.

The property enjoys a particularly pleasant position towards the top of Uxendon Hill, with attractive open outlooks and views towards the surrounding area.

The entrance itself is equally impressive, with a beautiful composite glazed front door and substantial stone entrance step, creating a smart and welcoming first impression.

### Entrance Hall & Ground Floor

Upon entering, the attention to detail continues. The entrance hall benefits from automatic sensor lighting, with beautifully finished internal doors throughout, featuring contemporary grey colouring, stylish black handles and glazed panels where appropriate.

The doors have been installed to a very high standard, with fire-rated doors and intumescent fire strips, providing both style and additional safety.

The property has also been fitted with new interlinked hardwired smoke and heat alarms, including a heat alarm in the kitchen. The alarm system is designed to comply with modern safety requirements and is dated to expire in January 2037.

### Ground Floor Shower Room

The ground floor benefits from a stunning contemporary shower room, finished with high-quality full-height tiling.

The room includes a modern WC and wash basin with vanity storage, illuminated mirror and a superb dual shower system incorporating both a conventional shower head and a luxurious rainfall shower.

There is also automatic sensor lighting, which activates as you enter, together with mechanical extraction.

The property benefits from three beautifully appointed shower/bathroom facilities,

one on each floor, all finished to a similarly high specification.

### Lounge / Dining Area

The main living space is bright, spacious and beautifully finished.

The lounge benefits from a large bay window, flooding the room with natural light. The front windows have been fitted with specialist privacy film, allowing the occupants to enjoy the outside outlook while providing excellent privacy from the front.

The room has been finished in a stylish contemporary palette of soft whites, greys and modern flooring, complemented by attractive LED lighting.

High-level power and television points have been thoughtfully positioned to allow televisions to be wall mounted, reflecting the demands of modern family living.

To the rear, the property really comes into its own, with large bi-fold doors opening directly onto the rear garden and substantial stone patio, creating a wonderful connection between the indoor and outdoor living spaces.

The rear aspect allows sunlight to flood into the rear of the property as the day progresses, making this a particularly bright and enjoyable living and entertaining space.

### Contemporary Fitted Kitchen

The lounge/dining area flows seamlessly into the beautifully fitted modern kitchen, creating a superb open-plan family and entertaining space.

The kitchen benefits from an impressive range of storage, with both high- and low-level cupboards providing excellent practical storage.

Appliances include:

- Neff four-ring gas hob
- Neff double oven
- High-quality contemporary fittings and finishes
- Multiple high-level power sockets
- USB charging points
- Individual heating controls

The kitchen also houses a brand-new high-specification Vaillant ecoTEC boiler, providing efficient central heating and hot water.

A separate utility/storage area houses the property's electrical consumer units, internet equipment and Openreach connection, keeping the technology neatly organised and out of sight.

There is also an additional storage area accessed from the kitchen, formerly the property's garage. While it is no longer suitable as a conventional garage, it provides excellent secure storage and would be particularly useful for motorbike, bicycle, garden equipment and general household storage.

Importantly, this area also houses a large high-pressure hot water cylinder, providing excellent water pressure throughout the property.

### Ground Floor Underfloor Heating

One of the property's standout features is the underfloor heating throughout the entire ground floor.

Heating controls are provided within the individual rooms, allowing the occupants to



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Energy Performance Graph



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