



- 10 YEAR WARRANTY
- OPTION TO CHOSE FINAL SPEC
- CIRCA 1800 SQ FT
- STATE OF THE ART FINISH

10 Upper Road, Denham, Uxbridge, UB9 5EJ

Guide Price £975,000

OFF PLAN PURCHASE OPPURTUNITY. A CHOICE OF JUST TWO BRAND NEW LUXURY FOUR BEDROOM, TWO BATHROOM DETACHED FAMILY HOMES- DUE FOR COMPLETION APRIL 2023. Andrews Residential are delighted to offer to the market a superb opportunity to purchase one of just two brand new homes situated in a prime position, offering easy access to London, Denham Green and Gerrard's Cross.



Property Description

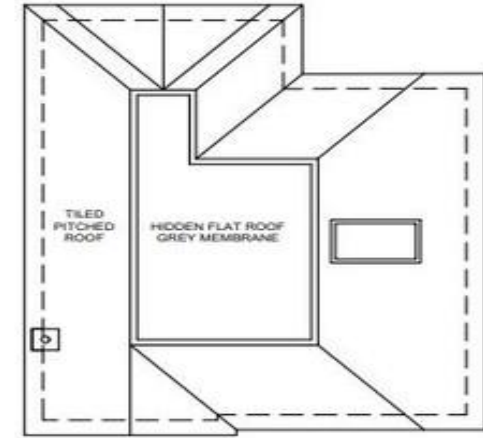
(Note spec as per below - subject to change if buyer would like to add additional items after exchange and the buyer also has a colour choice if they exchange before the end of 2022)

Benefits and specification include:

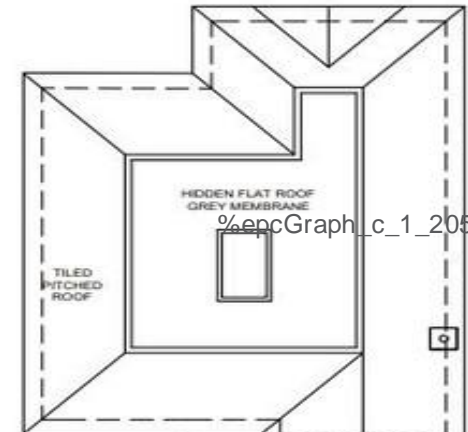
- 3+ car driveway to the front with landscaped garden to rear
- Three double bedrooms and one single bedroom
- Walk-in wardrobe and en-suite to master bedroom
- Family and en-suite bathrooms on first floor and additional ground floor W/C
- All bathrooms are ceramic tiled throughout (walls and floors)
- Luxury carpet on first floor and inclusive on stairs
- Separate study and lounge
- Kitchen is finished in two tone colour (white and grey) with quartz worktop and kitchen island facing towards the dining room. Appliances include gas burner stove, electric double oven, microwave, integrated dishwasher, integrated fridge/freezer with separate utility room with integrated washing machine
- Kitchen/dinner fitted with large corner aluminum bifold doors towards the rear garden, opening up to a beautiful family garden
- Landscaped garden is stone paved and lawn to the rear
- LED down spotlights throughout the house, with pendant lights in bedroom and USB charging plugs in various locations
- Vaillant ecoTEC boiler (10 years warranty) and 250L Megaflow system (or equivalent)
- Roof fitted with solar panels to generate own electricity in this super energy efficient home
- Underfloor heating throughout the ground floor
- 10 year ICW new build structural warranty



10a



10b



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 11 Crescent Parade
 Hillingdon
 UB10 0LG

Uxbridge office
 41 Belmont Road
 Uxbridge
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Andrews Residential is a trading name of Halcdedix Limited, a limited company incorporated in England and Wales under registration number 10898495