

- Brand New four bedroom semi detached
- Three bathrooms
- 10 year New Build warranty
- Circa 1700 square foot

4a Hazeldene Gardens, Hillingdon, Middlesex , UB10 9DJ

Guide Price £650,000

TWO BRAND NEW CIRCA 1700 SQ FT SEMI DETACHED FAMILY HOMES DUE FOR COMPLETION JAN 2024. Andrews Residential are delighted to present to the market a choice of just two brand new four bedroom, three bathroom family homes situated on a gated development on the Oak Farm. For more information please contact the vendors sole appointed agents.

Property Description

LOCATION

Hazeldene Gardens is located on the popular Oak Farm offering access to a number of local amenities including local shops, Hillingdon's Metropolitan/Piccadilly line train station and a number of highly regarded local schools including St Bernadette's, Oak Farm and Bishopshalt senior school. The 278 bus provides access to West Ruislip station (central line), Hayes and Harlington station (national rail) and Heathrow Airport, which can be picked up at Oak Farm library. It also has access to the A40/ M40 with its links to London and the Home Counties as well as a short drive away from Uxbridge Town centre with its multitude of bars, shops and restaurants.

THE DEVELOPMENT

- Two brand new semi detached family homes
- Four/ Five bedrooms
- Three luxury bathrooms
- Two Ensuites
- Ten year Homeproof structural warranty
- Valliant combination boiler and Megaflo system
- Block paved driveway
- Electric car charging point
- Exclusive gated development
- Luxury kitchens with Quartz worktops
- Landscaped rear gardens

DISCLAIMER

Please note that the floorplans and measurements are for illustration purposes and could be subject to change. Please call 01895 707 777 for further enquires.



01 Facing Bricks
Warringer New Red Brick (4) Stock Brick Stone
 The bricks are made with natural clay and fired in a kiln. They are available in a variety of colors and finishes. The bricks are made with a soft red color and a smooth finish. They are available in a variety of colors and finishes. The bricks are made with a soft red color and a smooth finish. They are available in a variety of colors and finishes.

02 Door & Windows
UPVC
 UPVC windows and doors are a popular choice for their durability and low maintenance. They are available in a variety of colors and finishes. The windows and doors are made with a soft red color and a smooth finish. They are available in a variety of colors and finishes.

03 ROOF TILES
Robur Concrete Plain Roof Tiles - Reddish Red 10
 The roof tiles are made with concrete and are available in a variety of colors and finishes. The tiles are made with a soft red color and a smooth finish. They are available in a variety of colors and finishes.

04 Driveway Surface
Granite
 Granite is a natural stone that is used for driveways. It is available in a variety of colors and finishes. The granite is made with a soft red color and a smooth finish. They are available in a variety of colors and finishes.

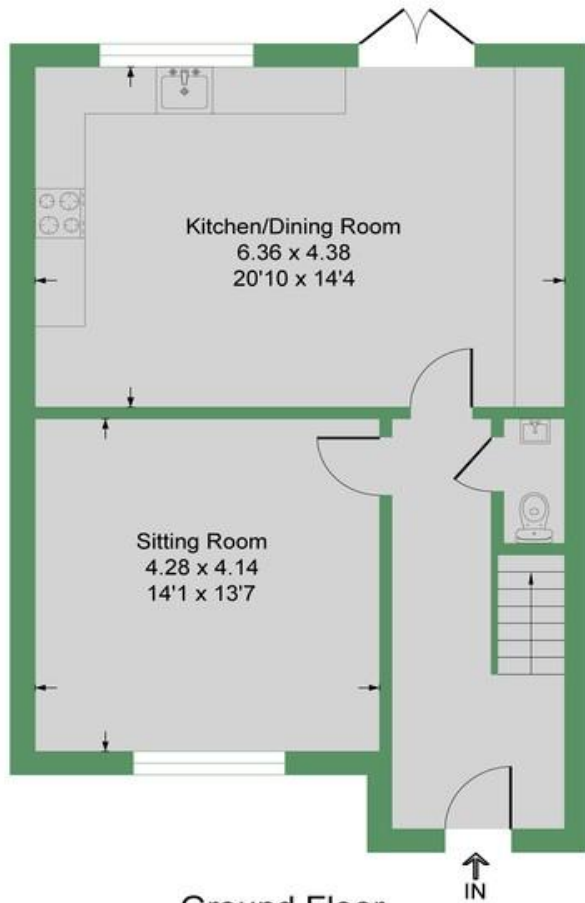
05 Rear Patio & Sills
Granite
 Granite is a natural stone that is used for patios and sills. It is available in a variety of colors and finishes. The granite is made with a soft red color and a smooth finish. They are available in a variety of colors and finishes.

06 Roof Lights (optional)
UPVC
 UPVC roof lights are a popular choice for their durability and low maintenance. They are available in a variety of colors and finishes. The roof lights are made with a soft red color and a smooth finish. They are available in a variety of colors and finishes.

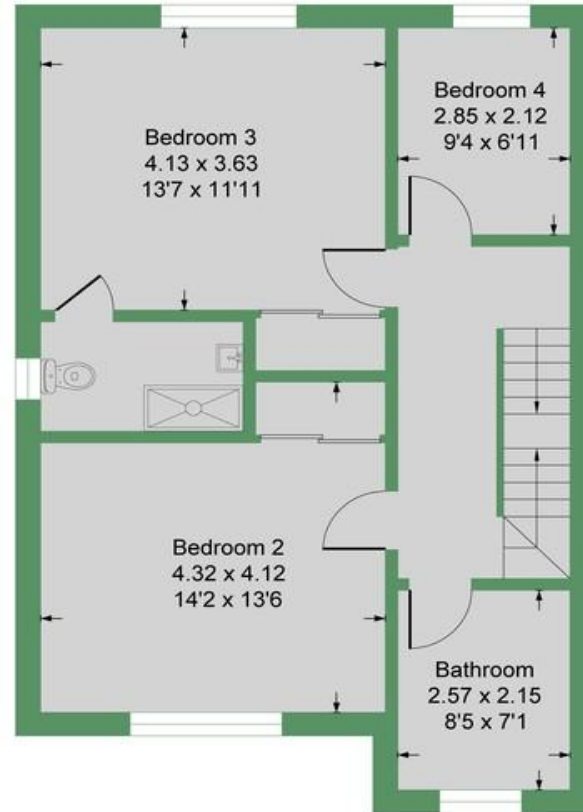


Hazeldene Gardens

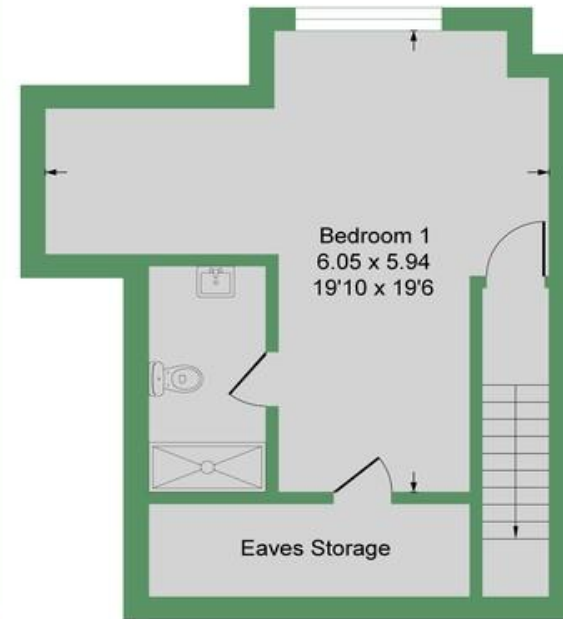
Approximate Gross Internal Floor Area = 146.3 sq m / 1576 sq ft



Ground Floor
Approximate Floor Area
625.38 sq.ft
(58.10 sq.m)



First Floor
Approximate Floor Area
625.38 sq.ft
(58.10 sq.m)



Second Floor
Approximate Floor Area
324.74 sq.ft
(30.17 sq.m)

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



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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