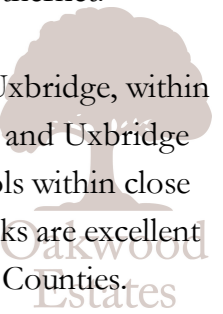


The ultimate in luxury living, this wonderful four bedroom detached family home is a statement in innovative design and stylish contemporary finishes. The property is nestled in a quite cul-de-sac location, convenient to schools, shops, and transport.

Boasting a 22FT sitting room with folding doors connecting a 30FT kitchen/ family room, five bathrooms, a balcony overlooking farmland and outhouse used as office space with en-suite shower room. The block paved parking provides parking for two/ three cars and electric gates lead to a potential further parking for up to three to four cars.

The Wren infinity plus fitted kitchen has quartz work surfaces with 'neff' integrated appliances, air conditioning services downstairs and three main bedrooms, a sensor activated floating staircase sit at the heart of the house and is a wonderful feature from top to bottom. Underfloor floor heating extends throughout downstairs and in all the bedrooms, while Cat 6 wifi boosters are on all floors with ethernet.

Woodhall Close is a quiet cul-de-sac situated in a sought-after location on the north side of Uxbridge, within easy reach of Uxbridge town centre with its multitude of shops, restaurants, bars, bus links and Uxbridge Metropolitan/Piccadilly line train station. There are a number of well-regarded local schools within close proximity including Hermitage primary and VYNERS SECONDARY SCHOOL. Road links are excellent with A40/M40 close by and M4 offering access to London, Heathrow and the Home Counties.





-  FOUR DOUBLE BEDROOMS
-  LUXURY OPEN PLAN KITCHEN / FAMILY ROOM
-  MAIN BEDROOM WITH BALCONY AND EN-SUITE
-  OUTBUILDING/ OFFICE WITH EN-SUITE SHOWER ROOM
-  IMMACULATE CONDITION THROUGHOUT
-  DETACHED HOUSE IN CUL-DE-SAC LOCATION
-  OFF ROAD PARKING FOR 3 CARS, WITH FURTHER REAR PARKING AVAILABLE
-  1ST FLOOR STUDY/ PRAYER ROOM
-  FIVE BATHROOMS
-  COUNCIL TAX BAND - G (£2,934 P/YR)

					
x4	x4	x2	x3	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

**Interior**

The main composite front door leads into the porch area with storage space, leading through into the hallway, which connects all rooms downstairs, greeted by a floating staircase with mood lighting that leads up through three floors sends the message from the start that the owner has left no stone unturned when it comes to exceptional design. A utility room housing boiler which supplied underflooring to the whole of the downstairs area, and most of the cat 6 wiring with pressurised hot tank, plumbing for washing machine and storage space. The sitting room has polished porcelain tiled heated floor with LED mood ceiling lighting, air conditioning and folding doors leading into the heart of the house. This high gloss Wren fitted kitchen with white granite work surfaces, has fitted integrated appliances with American style fridge/ freezer. The centre island caters of an overhang of white granite work surfaces proving a breakfast bar and has ample storage cupboards under with a lantern roof skylight flood the kitchen with natural light, mood lighting around the cupboards and ceiling effortlessly continues into the family room with enough room to house two generous sized sofas setting the scene to the entertainment area. The sliding door disappearing into the body of the house opening the downstairs into the rear garden. Finishing the ground floor area is a contemporary three-piece shower room.

The floating staircase leads up to the first-floor landing with a frosted glass partition leading to either a study area or bedroom 5. The main bedroom has built in fitted wardrobes, mood light to ceiling and around the bed, sliding door to rear balcony overlooking rear garden and farmland, window with built in blinds to side aspect, and under floor heating. A door leads to a en-suite bathroom with jacuzzi whirlpool bath with rainfall shower over, vanity unit and concealed cistern WC. The second bedroom has window with built in blinds to front aspect, built in wardrobes and under floor heating. Bedroom three has double aspect windows with built in blinds to both front and rear aspects, underfloor heating and built in wardrobe. Completing the first floor there is a large contemporary shower suite, comprising of a walk in rainfall shower, vanity unit and concealed cistern WC.

The floating staircase continues up to the second floor where the final bedroom four can be located, this bedroom has fitted wardrobes, rear aspect window with built in blind, velux front aspect windows, under floor heating, air conditioning, and concealed flush wardrobe shower room. The shower room has walk in rain fall shower, vanity unit and concealed cistern WC.

**Interior**

The front garden is block paved and provides off road parking for two/ three cars with side access and electric gates leading to the rear garden. Approx. 30 to 40 feet deep and approx. 100 feet wide, the garden will be block paved with various grass sections. This hasn't recently been done because of the current weather conditions, but will be completed by exchange of contracts.

**Outhouse/ Office**

An outhouse that could be used as either an office or a gym with en-suite shower room. The main office space has kitchen cabinetry and window to front aspect. (please note there are no cooking facilities in this area).

**Location**

Woodhall Close is a quiet cul-de-sac situated in a sought-after location on the north side of Uxbridge, within easy reach of Uxbridge town centre with its multitude of shops, restaurants, bars, bus links and Uxbridge Metropolitan/Piccadilly line train station. There are a number of well-regarded local schools within close proximity including Hermitage primary and VYNERS SECONDARY SCHOOL. Road links are excellent with A40/M40 close by and M4 offering access to London, Heathrow and the Home Counties.

**Council Tax Band**

G (£2,934 p/yr)

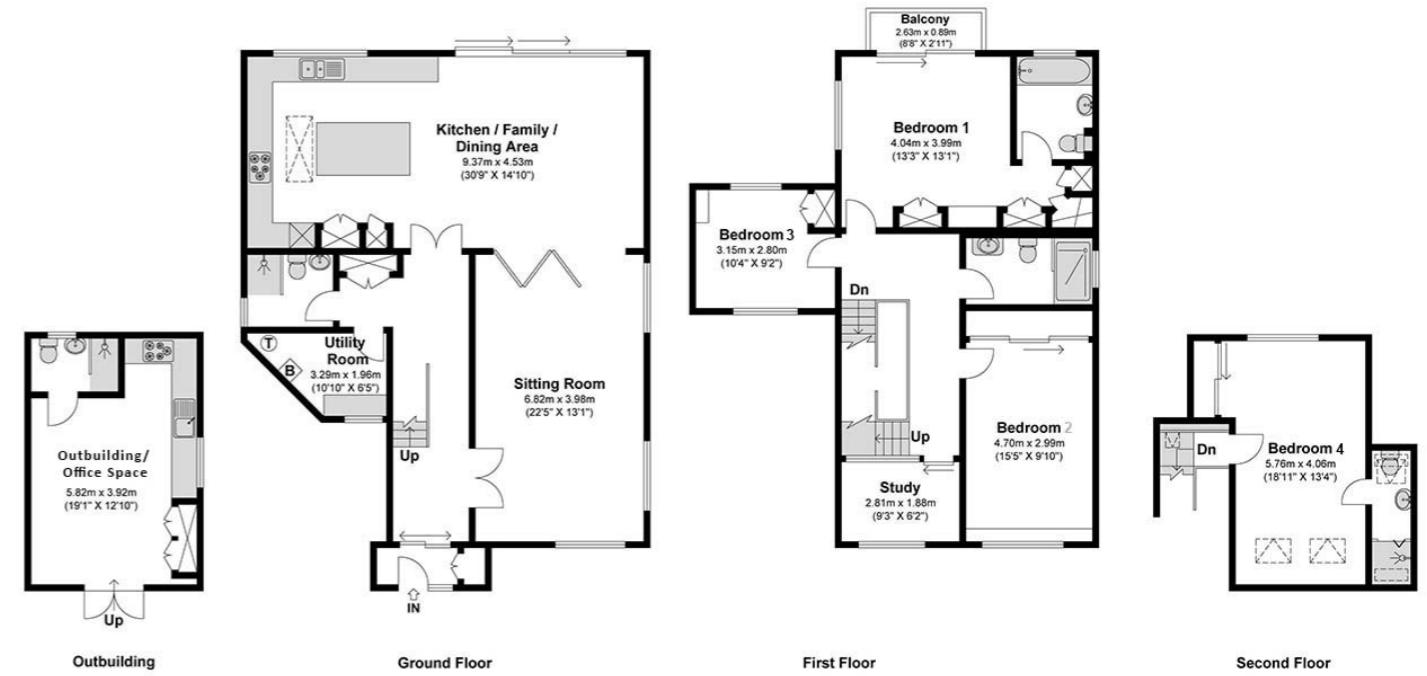
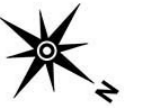
**Council Tax**

Band G



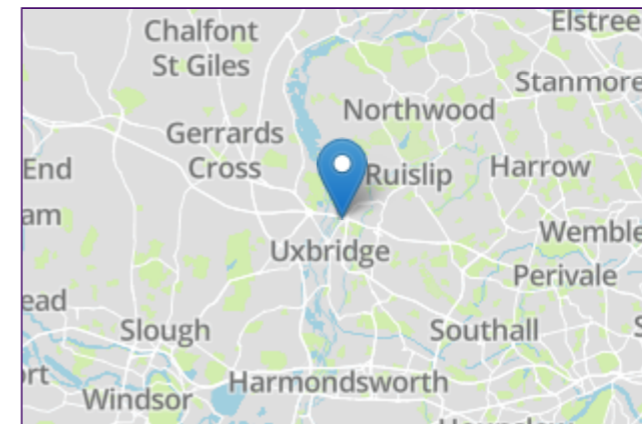
**Woodhall Close**

Approximate Floor Area  
 2158.27 Square feet 200.51 Square metres (Excluding Outbuilding)  
 Outbuilding Area 245.52 Square feet 22.81 Square metres  
 Total Area 2403.79 Square feet 223.32 Square metres (Including Outbuilding)



Illustrations are for identification purposes only, measurements are approximate, not to scale

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(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, Scotland & Wales		77	84