



Newlyn Close, Uxbridge, UB8 3PA
Guide Price £850,000 | Freehold



Key Features & Description:

- Four bedrooms
- Detached family home
- Desirable cul-de-sac
- Large modern kitchen
- Driveway
- Close to Hillingdon hospital

Tucked away in a peaceful cul-de-sac, this spacious detached family home offers privacy, comfort and generous living space, ideal for modern family life. Beautifully presented throughout, it also benefits from ample off-street parking for added convenience.

A welcoming hallway leads to the heart of the home — a bright open-plan kitchen and dining area, perfect for everyday living and entertaining. French doors open onto the rear garden, filling the space with natural light. The newly fitted kitchen features excellent storage, integrated appliances and a striking central island, while a modern ground floor shower room adds valuable flexibility.

Upstairs are three well-proportioned double bedrooms, a stylish family bathroom, and a principal bedroom with contemporary en-suite.

Outside, the private rear garden offers a patio for outdoor dining, a generous lawn and mature planting, while the front provides extensive off-street parking.

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Location:

Newlyn Close is a sought-after cul-de-sac, ideally positioned for Hillingdon Hospital, Stockley Park, and Heathrow Airport. Uxbridge town centre is within easy reach, offering a wide variety of shops, restaurants, and leisure facilities, along with excellent transport links via the Metropolitan and Piccadilly lines. Local shops and everyday amenities are also within walking distance.

Verified Material Information:

Energy Performance rating: C

Council tax band: F

Local Authority: Hillingdon

Electricity supply: Mains, Water supply: Mains
water, Sewerage: Mains

Heating: Oil central heating

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone -
Excellent, Three - Excellent, EE - Excellent





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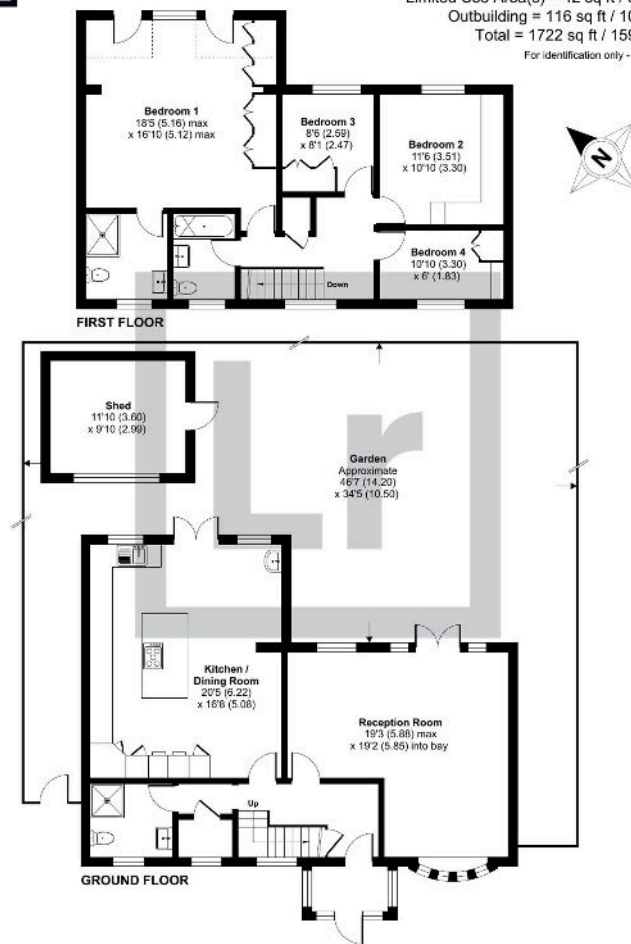
Approximate Area = 1564 sq ft / 145.3 sq m

Limited Use Area(s) = 42 sq ft / 3.9 sq m

Outbuilding = 116 sq ft / 10.7 sq m

Total = 1722 sq ft / 159.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©rickshorn 2025. Produced for Lawrence Rand. REF: 1347064

Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

01895 632211

Sales@lawrence-rand.co.uk

www.lawrence-rand.co.uk

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