



## AN EXECUTIVE GATED DEVELOPMENT

Hambleton Close, Harefield, Middlesex, UB9 6FF

**ROBSONS**



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- GAS CENTRAL HEATING WITH UNDERFLOOR HEATING TO GROUND FLOOR
- VILLEROY & BOCH CERAMIC TILED FLOORING TO ENTRANCE HALL & KITCHEN/ DINING ROOM
- OAK VENEERED INTERNAL DOOR WITH STAINLESS STEEL IRONMONGERY
- LUXURY FITTED KITCHEN & DINING ROOM BY EXTREME WITH STONE WORK SURFACES
- BATHROOMS WITH VILLEROY & BOCH SANITARY WARE
- SIEMENS FITTED HOB, DOUBLE OVEN, MICROWAVE, INTEGRATED DISHWASHER, LARGER FRIDGE, LARGER FREEZER
- 10 YEAR LABC BUILD WARRANTY
- CAT 5 CABLING
- VIDEX ENTRYPHONE OPERATED VIA MOBILE PHONE
- GARAGE WITH AUTOMATIC DOORS







### Description

Hambleton Close is nestled in a private enclave falling within easy walking distance of the picturesque village of Harefield. Brackley forms part of 3 executive houses created by Trafalgar Developments. This five bedroom, three bathroom detached family home provides the definitive answer to modern living with country charm. The architecture is in keeping with Harefield distinctive character, while the interiors reveal sleek, contemporary comfort and beautifully designed, practical and flexible living space.

### Location

The town centre has the benefit of being adjacent to The Grand Union Canal and surrounding lakes and farmland bordering Buckinghamshire. There is a range of local schools, a thriving village centre, library and popular village green with several popular public houses. Public transport via the Metropolitan Line at Northwood and Rickmansworth and the Chiltern Line at Denham and Rickmansworth and the Central Line at West Ruislip, provides easy access into London. Major motorway links are within reach, with the M25 (junction 18) at Chorleywood and the M1 and A40 are also accessible. Major Airports are also accessible.

### Additional Information

Guide Price: Price on Application

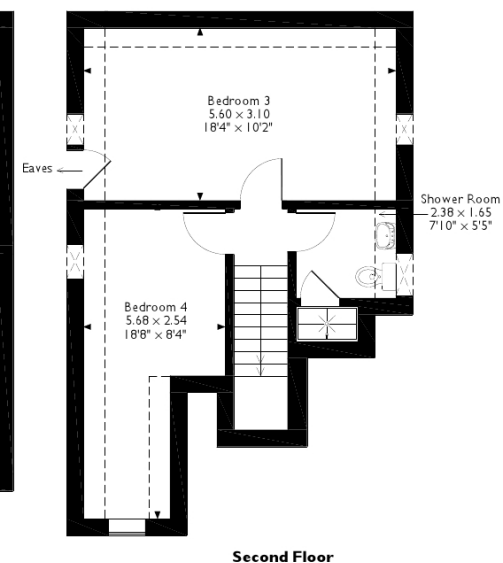
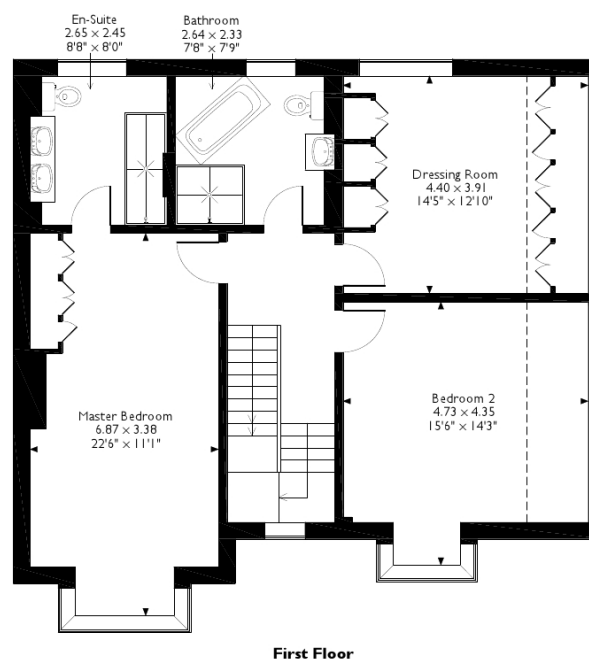
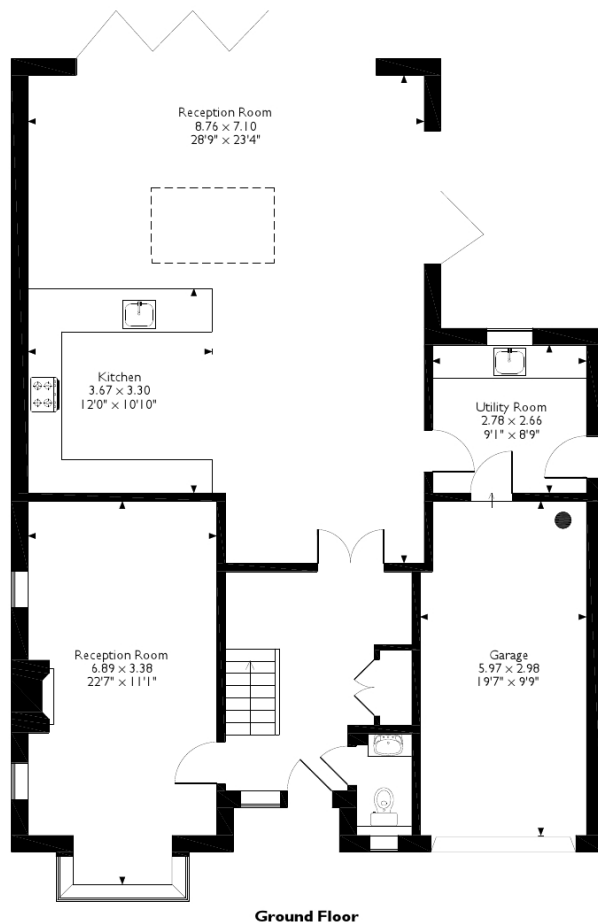
Tenure: Freehold

Local Authority: London Borough of Hillingdon

Energy Efficiency Rating: Band B



Harefield, Uxbridge  
Approximate Gross Internal Area  
245 Sq M/2643 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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