



**A BEAUTIFUL FOUR BEDROOM THREE BATHROOM DETACHED FAMILY HOME
ENJOYING PEACEFUL WATERSIDE LIVING & PANORAMIC VIEWS OF THE CANAL**

Royal Quay, Harefield, Uxbridge, UB9 6FG

ROBSONS

Royal Quay, Harefield, Uxbridge, UB9 6FG

**LIVING ROOM • KITCHEN/BREAKFAST ROOM
• CONSERVATORY • GUEST CLOAKROOM •
FOUR BEDROOMS • THREE BATHROOMS •
LARGE TERRACE WITH STUNNING VIEWS •
DRIVEWAY WITH PARKING FOR 2 VEHICLES &
A CARPORT**

Description

A truly stunning four-bedroom, three-bathroom detached family home, ideally situated in a peaceful and sought-after setting with spectacular views across the Grand Union Canal. Offering spacious and versatile accommodation arranged over three floors, this beautifully presented property provides an ideal combination of modern family living, tranquillity and excellent connectivity.

The property features an entrance hall with a guest cloakroom, leading through to a modern and stylish kitchen/breakfast room, perfect for family life. The spacious living room provides a comfortable and inviting reception space, while the standout feature of the ground floor is the impressive glass conservatory offering panoramic views across the Grand Union Canal and creating a wonderful connection between the home and its picturesque surroundings.





The first floor comprises two well-appointed bedrooms, with one benefiting from extensive fitted wardrobes, while the second enjoys the added convenience of its own en-suite facilities. A contemporary family bathroom completes this floor.

The second floor offers two further good sized double bedrooms, both featuring generous fitted wardrobes. These bedrooms are served by a stylish Jack and Jill shower room, providing excellent practicality for family living and visiting guests.

The property boasts a spacious decked terrace with watering system, providing the perfect setting for outdoor dining, entertaining or simply relaxing while enjoying the stunning views across the Grand Union Canal. The property also benefits from a driveway and a carport with storage.

Location

Set within the desirable Royal Quay development in Harefield, this attractive home enjoys a peaceful waterside setting alongside the Grand Union Canal. The property is conveniently located for Uxbridge, Rickmansworth and excellent transport links. Local shops, schools and amenities are all within easy reach, offering an ideal balance of tranquillity and connectivity.

Additional Information

Tenure: Freehold

Local Authority: Hillingdon

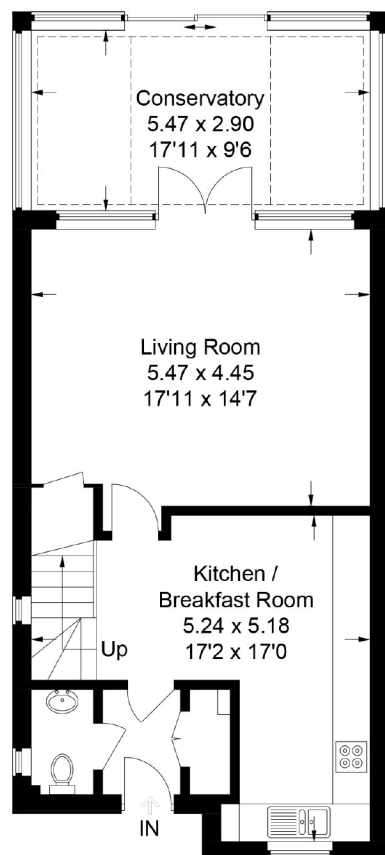
Council Tax Band: G Energy Efficiency Rating: C

For additional information, please refer to www.robsonswb.com or call us on: 01923 777762.

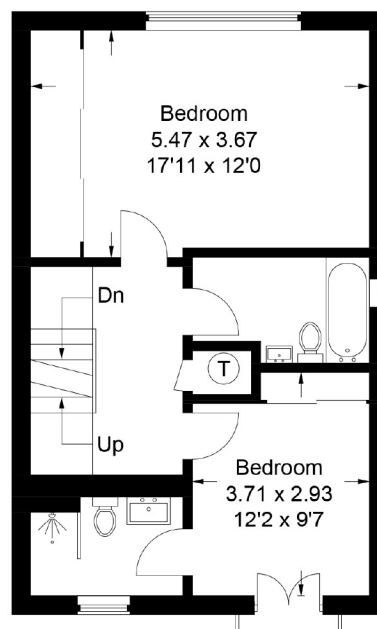


Royal Quay

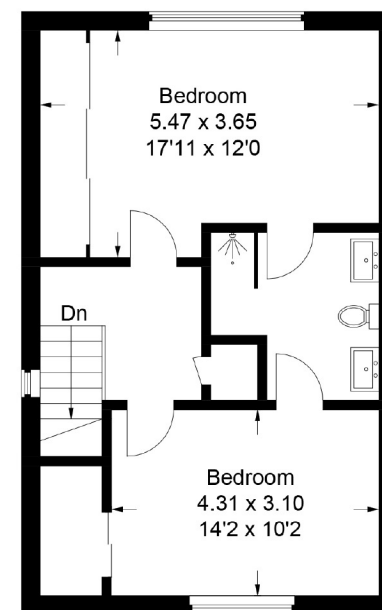
Approximate Gross Internal Area
 Ground Floor = 69.3 sq m / 746 sq ft
 First Floor = 49.8 sq m / 536 sq ft
 Second Floor = 49.6 sq m / 534 sq ft
 Total = 168.7 sq m / 1,816 sq ft



Ground Floor



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Robsons - Bucks

ROBSONS

130 High Street, Rickmansworth WD3 1AB

Tel: 01923 777762 Email: rickmansworth@robsonswb.com

www.robsonswb.com

SCAN TO VISIT



OUR WEBSITE

Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.