

# Harefield Road

Uxbridge • Middlesex • UB8 1PN

Guide Price: £640,000



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An attractive and deceptively spacious three bedroom period home, ideally positioned within walking distance of Uxbridge town centre and benefits excellent transport links. Boasting approximately 1,808 sq. ft. of versatile living accommodation, this charming property is set over three floors plus a fully usable basement level. The property also benefits over a 100ft of garden and a driveway offering parking for two vehicles.

Three bedroom semi detached house

Three bathrooms

Large secluded private garden

Excellent public transport links nearby

Driveway offering on street parking

Ground floor cloakroom

Highly regarded schools nearby

Spacious open plan reception areas

Stones throw from highly regarded schools

Easy access to A40 / M25

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





### Location

The property offers easy access to the High Street providing a lifestyle of pure convenience. Uxbridge High Street benefits from The Chimes and Pavilions shopping malls, a number of popular restaurants such as Wagamama and Nando's, vibrant bars and Uxbridge Tube Station with its Metropolitan and Piccadilly lines into Central London. Uxbridge offers excellent transport links with easy access to the M40, M25 and M4 motorways and is also close to Heathrow airport, Hillingdon Hospital, Brunel University and Stockley Park. The area is served by a number well-regarded schools infant, primary and secondary schools.

### Property

Boasting approximately 1,808 sq. ft. of versatile living accommodation, this charming property is set over three floors plus a fully usable basement level. Upon entering, you are welcomed by a bright and spacious entrance hall, leading to a generous open plan kitchen/dining room. To the rear, an impressive full width reception room flows seamlessly into the conservatory, offering the perfect setting for entertaining or relaxing with family. The first floor comprises three well proportioned bedrooms, including a spacious principal bedroom and two further bedrooms, complemented by both a family bathroom and an additional shower room, enhancing convenience for busy households. A standout feature of this home is the basement level, which provides two sizable cellar rooms and additional storage space, presenting excellent potential for a home gym, office, cinema room, or further development (STPP).

### Outside

To the rear there is an attractive and secluded rear garden being mainly laid to lawn with a well maintained decking area with mature shrubs. There is a paved patio area providing space for a garden table and chairs. To the front of the property there is ample off street parking.



### Schools:

Hermitage Primary School 0.3 miles  
John Locke Academy 0.6 miles  
Vyners School 0.6 miles



### Train:

Uxbridge 0.6 miles  
Hillingdon 1.1 miles  
Ickenham 1.5 miles



### Car:

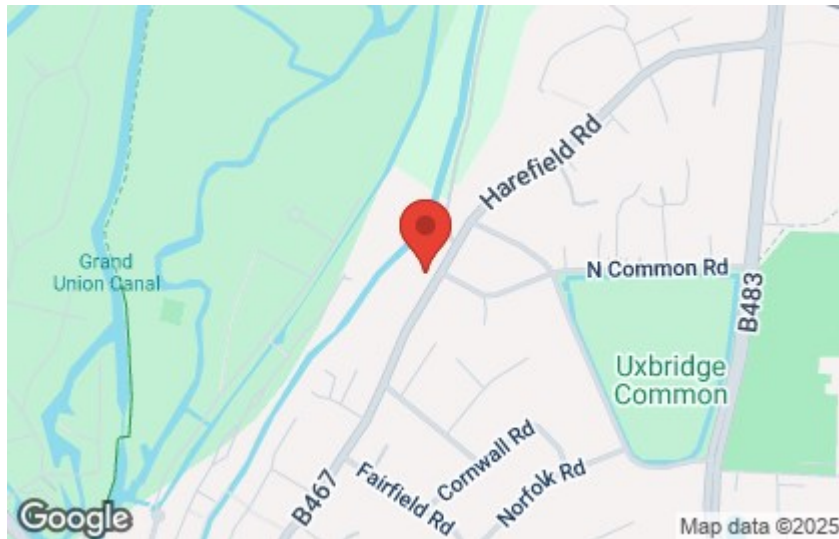
M4, A40, M25, M40



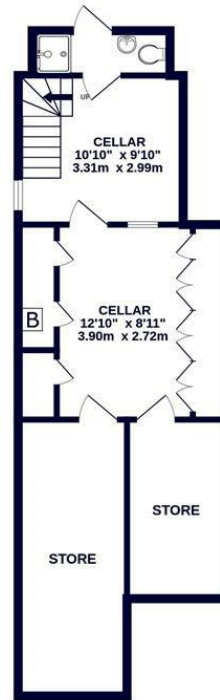
### Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



**BASEMENT**  
513 sq.ft. (47.7 sq.m.) approx.



**GROUND FLOOR**  
716 sq.ft. (66.5 sq.m.) approx.



**1ST FLOOR**  
580 sq.ft. (53.9 sq.m.) approx.



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**TOTAL FLOOR AREA:** 1808 sq.ft. (168.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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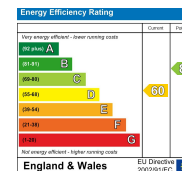
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