



- THREE Bedroom House
- Extended
- Spacious Kitchen/Diner
- Utility Room
- 240 Sq ft Garden Outbuilding
- TWO Bathrooms
- TWO Reception Rooms
- Well Maintained Garden
- Ample Off Street Parking
- EPC Rating C

A well presented and extended THREE-bedroom, TWO-bathroom semi-detached family home located on a quiet residential road in Harefield, just moments from local amenities and excellent transport links to Uxbridge and Northwood.

The ground floor comprises an inviting entrance hallway, a front reception room, an open-plan kitchen/diner and a spacious 18ft family room, perfect for entertaining. There is also a utility room and a convenient downstairs shower room.

Upstairs offers a bright landing, two double bedrooms with fitted wardrobes to the main, a single bedroom, a modern tiled family bathroom with overhead shower and a separate W/C.

Outside, the property features a versatile rear garden with a covered decked area, lawn and a substantial outbuilding of over 240 sq ft—ideal as a gym, home office or studio. The front provides ample off-street parking for multiple vehicles.

Harefield is a charming village on the edge of Uxbridge, offering a blend of countryside living and excellent connectivity. Surrounded by scenic walks along the Grand Union Canal and Colne Valley, the area retains a peaceful, village atmosphere with local shops, while being just a short drive from Uxbridge Town Centre's shops, restaurants and Underground links. Nearby stations at Uxbridge, Northwood and Rickmansworth provide easy access to Central London via the Metropolitan and Piccadilly lines, while the A40, M40 and M25 are all close by for convenient road connections across London and the Home Counties.

Viewings are strictly by appointment only.

Price: Guide Price £600,000

Tenure: Freehold

Local authority: Hillingdon

Council tax band: D

Broadband type: Up to: Ultrafast 1800 Mbps d/l - 220 Mbps u/l

Mobile Coverage:

EE| Good outdoor

Three| Good outdoor

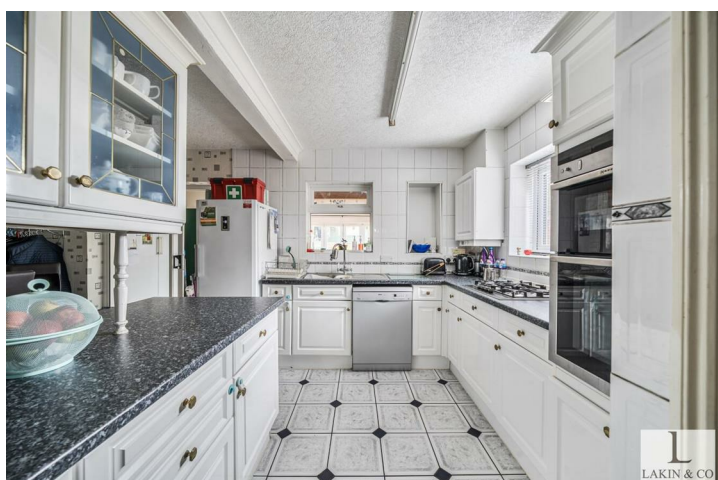
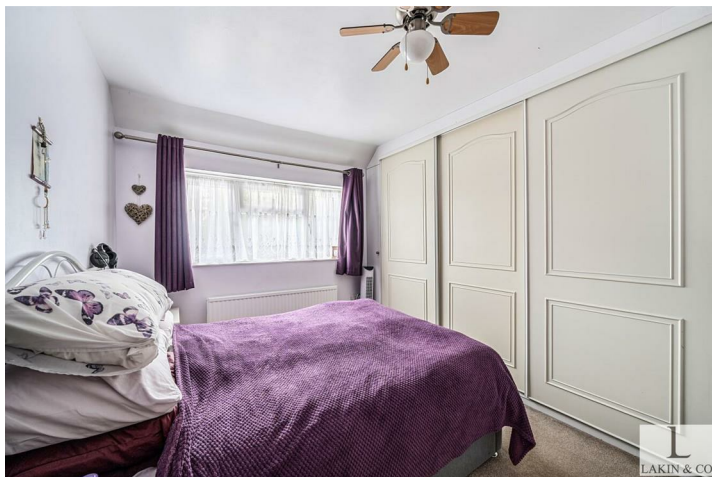
O2| Good outdoor, variable in-home

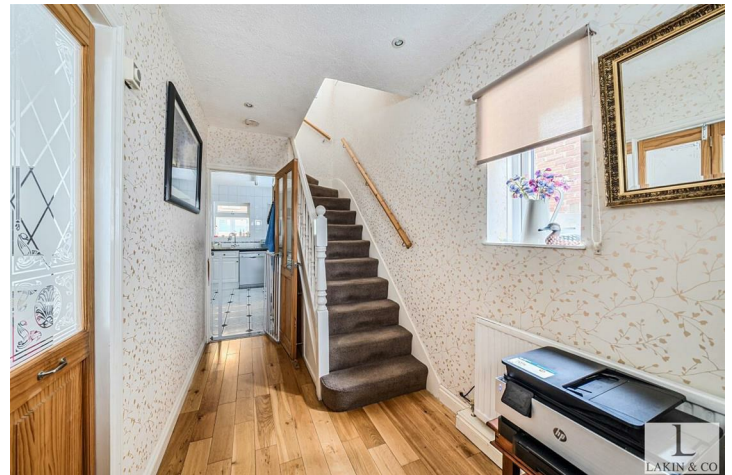
Vodafone| Good outdoor, variable in-home

*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact

*Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
	71	78
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

St. Marys Road, Harefield, Uxbridge, UB9

Approximate Area = 1231 sq ft / 114.3 sq m

Outbuilding = 243 sq ft / 22.5 sq m

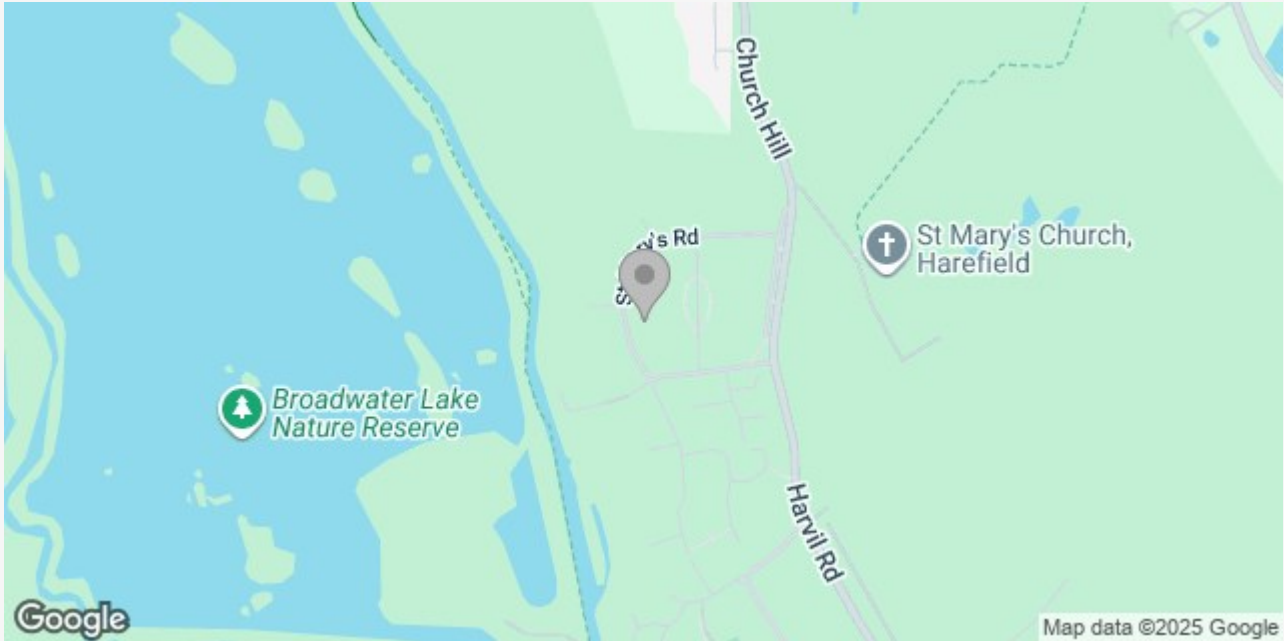
Total = 1474 sq ft / 136.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lakin & Co. REF: 1363432

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances 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 the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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