









High Street, UB9 6BZ

£450,000

- Three Bedrooms
- Private Rear Garden
- Close To Harefield Village
- Stunning Condition Throughout
- State of The Art Kitchen

- Nearby to Highly Regarded Schools
- Three Floors
- Stylish Bathroom
- Great Local Transport Links
- Loft Room

## **Description**

This stunning house on High Street offers a perfect blend of modern living and comfort. As you step inside, you are greeted by a spacious open-plan reception and dining room, ideal for both entertaining guests and relaxing, the well equipped fitted kitchen completes the ground floor.

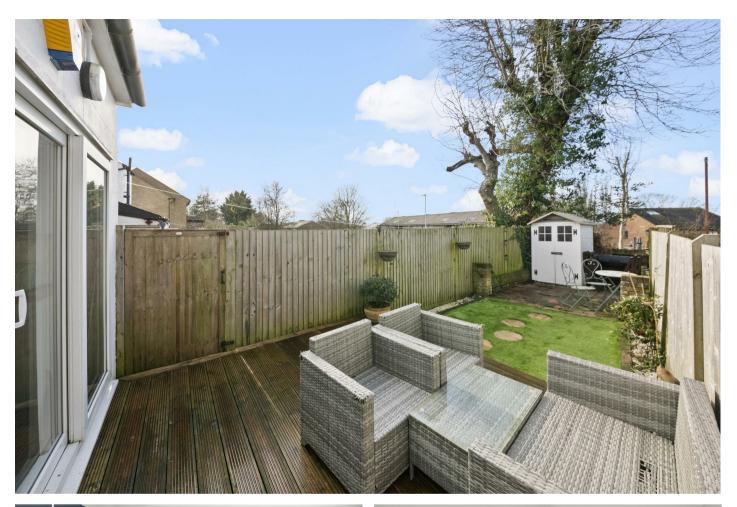
The first floor features two double bedrooms and a trendy bathroom adding a touch of contemporary style.

Rising to the second floor is a loft room providing ample of storage space.

One of the standout features of this property is the beautiful private garden, which boasts a lovely decking area and a well-maintained lawn.

## **Situation**

High Street just a short distance from Harefield Village and its shops and amenities. Harefield is surrounded by some beautiful countryside along the Grand Union Canal and it is well placed for an abundance of activities such as walking/hiking, fishing, horse riding, football, cricket and golf. For the commuter, there is access into London on the Chiltern Line at Denham and Rickmansworth and the underground stations at Uxbridge, Rickmansworth, Ruislip and Northwood. Bus routes also towards Uxbridge, Rickmansworth, Ruislip and Northwood. Easy motorist access to the A/M40 and M25. There are a number of highly regarded schools in the local area including Harefield Junior school and Harefield Academy.







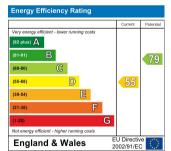
# Floor Plans

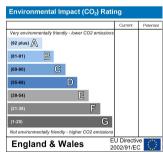
#### High Street, Harefield, Uxbridge, UB9 Approximate Area (Excluding Eaves) 901 sq ft / 83.7 sq m For identification only - Not to scale Garden 11.12 x 3.92 36'6 x 12'10 = Ceiling Height = Reduced headroom below 1.5m / 5'0 Kitchen 4.03 x 2.17 13'3 x 7'1 Bedroom 3.56 x 1.69 11'8 x 5'7 Loft Room 4.42 max x Reception / 3.58 max Dining Room 14'6 x 11'9 7.84 max x 3.55 max 25'9 x 11'8 Bedroom 3.55 max x 3.55 max 11'8 x 11'8 3.58 x 1.10 11'9 x 3'7 (CH 8'6/2.60) First Floor Second Floor Extends To 1.50 x 4'11 **Ground Floor** ALLDAY Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. MILLER Produced for Allday & Miller.

### **Area Map**



# **Energy Performance Graph**





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