

ALLDAY
& MILLER



Harefield Road, Uxbridge, UB8 1PJ
£1,050,000

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- Charming Residence
- Character Features and Designer Inclusions
- Detached Double Garage To The Rear
- Four Bathrooms
- Close To Outstanding Schools
- 2274 Sq ft/ 257 Sq m
- 0.2 Miles To Train Station
- Four Double Bedrooms
- Built circa 1875
- Three Reception Rooms

Description

This remarkable home of grand proportions enjoys a versatile floorplan over four well appointed floors. The current accommodation comprises of a welcoming hallway, three spacious reception rooms, fully integrated kitchen, four double bedrooms (two with en suite bathrooms) and a ground floor w.c.

From all reception rooms you can enjoy tranquil views of the gardens, the secluded seating area accessed from the ground floor is perfect for al fresco dining.

Throughout this fine home there are character features including, feature fire places, high ceilings, sash windows and original floors

Outside

The large front garden is landscaped with a stairs rising to the front door, the secluded seating area is on the lower level also accessed from the front garden

The private rear garden is approx. 70 ft with patio area, lawn and well stocked borders. The double garage is accessed from the rear.

Situation

Harefield Road is a popular residential road in North Uxbridge, renowned for its variety of prominent family dwellings. Situated just moments from Uxbridge Town Centre the property allows you to enjoy a lifestyle of ultimate convenience. Amenities include the Intu and Pavillions shopping malls, a number of popular eateries such as Frankie & Benny's, Wagamama and Nandos. A choice of cocktail bars, Odeon cinema complex and a selection of gym and leisure clubs. For the road and rail commuter, Uxbridge Tube station offers a Metropolitan and Piccadilly line service from Zone 6 whilst effortless access is provided to the A40/M40 and M25.



Harefield Road, Uxbridge, UB8

Approximate Area = 2737 sq ft / 254 sq m (includes garage)
Limited Use Area(s) = 37 sq ft / 3 sq m
Total = 2774 sq ft / 257 sq m

For identification only - Not to scale

LOWER GROUND FLOOR

- Double Garage 23'11 (7.29) x 22'7 (6.88)
- Garden Approximate 66' (20.12) x 25'7 (7.80)
- Kitchen 13'2 (4.01) x 11'5 (3.48)
- Dining Room 19' (5.79) max x 16'11 (5.16) into bay
- Patio / Front Garden Approximate 13'7 (4.14) x 12'2 (3.71)

GROUND FLOOR

- Reception Room 13' (3.96) x 12'1 (3.68)
- Reception Room 16'11 (5.16) into bay x 13'5 (4.09) max

FIRST FLOOR

- Bedroom 1 16' (4.88) max x 12'1 (3.68) max
- Bedroom 2 12'10 (3.91) max x 12' (3.66) max
- Bedroom 3 14'8 (4.47) x 12'9 (3.89)
- Bedroom 4 13'1 (3.99) x 10'9 (3.28)

Access to eaves

Access to eaves

Down

Up

Down

Up

Down

Up

Denotes restricted head height

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2021. Produced for Allday & Miller. REF: 778099

ALLDAY & MILLER estate agents

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	Current 59	Potential 82	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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