

Church Hill, Harefield, UB9 6DX



**£784,000 Freehold**  
**3 Double Bedroom Detached House**

We are delighted to present this THREE DOUBLE BEDROOM DETACHED HOUSE, situated in this popular location.

- LOUNGE
- FAMILY/LIVING ROOM
- KITCHEN/DINING ROOM
- DOWNSTAIRS CLOAKROOM
- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM
- REAR GARDEN
- DRIVEWAY
- GARAGE

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The ground floor benefits from a welcoming entrance hall with a guest cloakroom coming off the porch. To the front of the property is a good-sized lounge with double doors leading to a bright family/living room. To the rear is a large kitchen/dining room with Corian worktops, full Corian splash backs throughout and Corian sink, with sliding doors opening out to the garden.

To the first floor there are three double bedrooms and a three-piece family bathroom suite. There is also potential for an en-suite shower room to bedroom one.

There is a good-sized rear garden made up of a combination of lawn and patio areas. There is ample parking to the front and side of the property and a garage.

This property is situated in the village of Harefield, which is surrounded by picturesque countryside and the Grand Union Canal. There are many cafés, shops and restaurants just a short walk away as well as many local sporting facilities such as golf courses, football clubs and equestrian centres. Rickmansworth, Northwood and Denham are all short drives away and all have excellent transport links into Central London. The M25 is accessible from junction 17 and easily connects you to Heathrow airport and the M1. Viewing is highly recommended to appreciate the setting of this lovely family home.

- Local Authority: Hillingdon Council
- Council Tax: Band F Approx. £2692.30 (2024-2025)
- Approx. Floor Area: 1459.4 Sq ft / 135.6 Sqm
- Nearest Station: 1.9 miles Denham Station – Chiltern Line

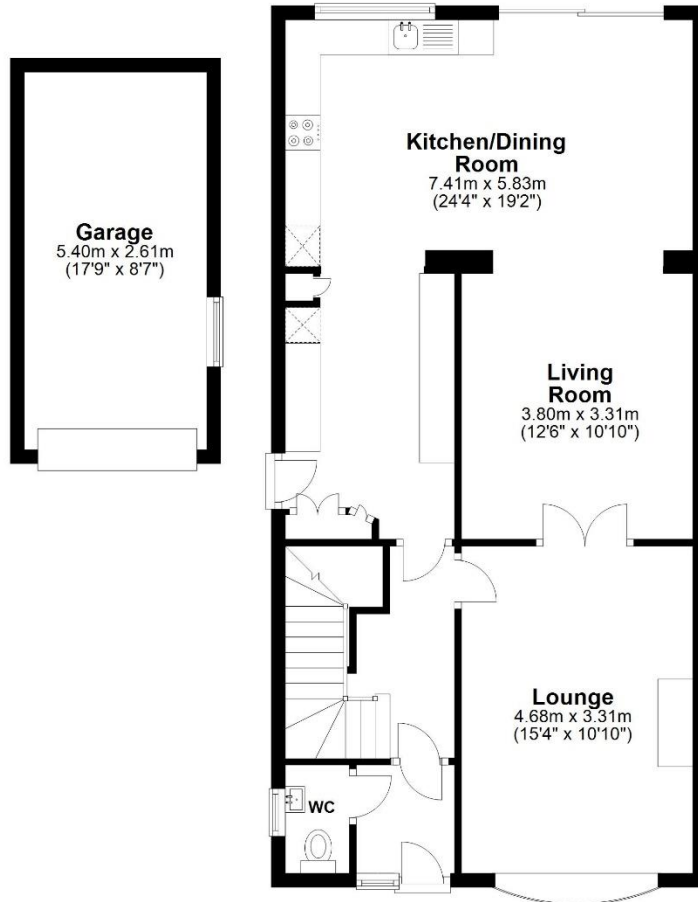


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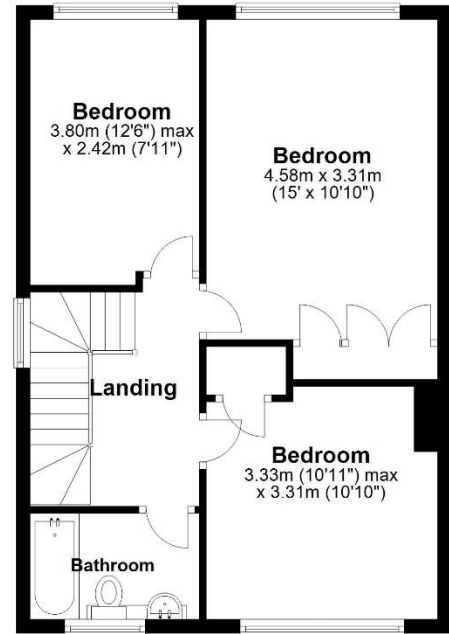
### Ground Floor

Approx. 85.6 sq. metres (920.9 sq. feet)



### First Floor

Approx. 50.0 sq. metres (538.4 sq. feet)



Total area: approx. 135.6 sq. metres (1459.4 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.

**VIEWING:** Strictly by appointment only, through owner's sole agents **LMG Estates Ltd t/a TREND & THOMAS, RICKMANSWORTH Ph 01923 773 616.**

**PLEASE NOTE:** It is not always possible to confirm the working order of the central heating at the time of our inspection, nor the working order of appliances included within the sale, therefore we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase, survey, or solicitors' costs.

**FIXTURES & FITTINGS:** Please note that nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired/plumbed in or not), gas fires or light fittings or any other fixtures are included within the purchase, unless otherwise stated.

NB. Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained therein. These particulars do not constitute an offer, or a contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom can hold themselves responsible to expenses incurred should the property no longer be available.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 79 C      |
| 55-68 | D             | 58 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

