



**LAWRENCE RAND**

**Grove Cottages Church Hill, Harefield**

Guide Price **£450,000**

## Key Features:

- Mid-terraced cottage
- Two bedrooms
- Loft extension
- Extended to the rear
- Large garden
- Through lounge
- Freehold House
- Within the Harefield conservation area
- Downstairs toilet

This delightful mid-terrace, two bedroom cottage offers a unique blend of character and convenience. Boasting a rear extension on the ground floor housing the kitchen that leads through a small utility space and out to the large rear garden, this property maximises space and functionality. The property is also within the Harefield conservation area. To the first floor there are two well-appointed bedrooms, a family bathroom and the additional benefit of a converted loft room.

Located in the beautiful village location of Harefield with its shops, cafes and stunning countryside surroundings make this property appealing to all. There are transport links to the surrounding towns of Ruislip, Uxbridge, Rickmansworth and Northwood meaning the possibility of London commuting should it be required and excellent local schools, Harefield Juniors and The Harefield Academy.



**Verified Material Information:**

Local authority: Hillingdon

Council tax band: D

Council tax annual charge: £1952.38

EPC Rating: D

**Suppliers:**

Electricity supply: Mains, Water supply: Mains water,  
Sewerage: Mains

Heating: Gas central heating

**Broadband & mobile coverage:**

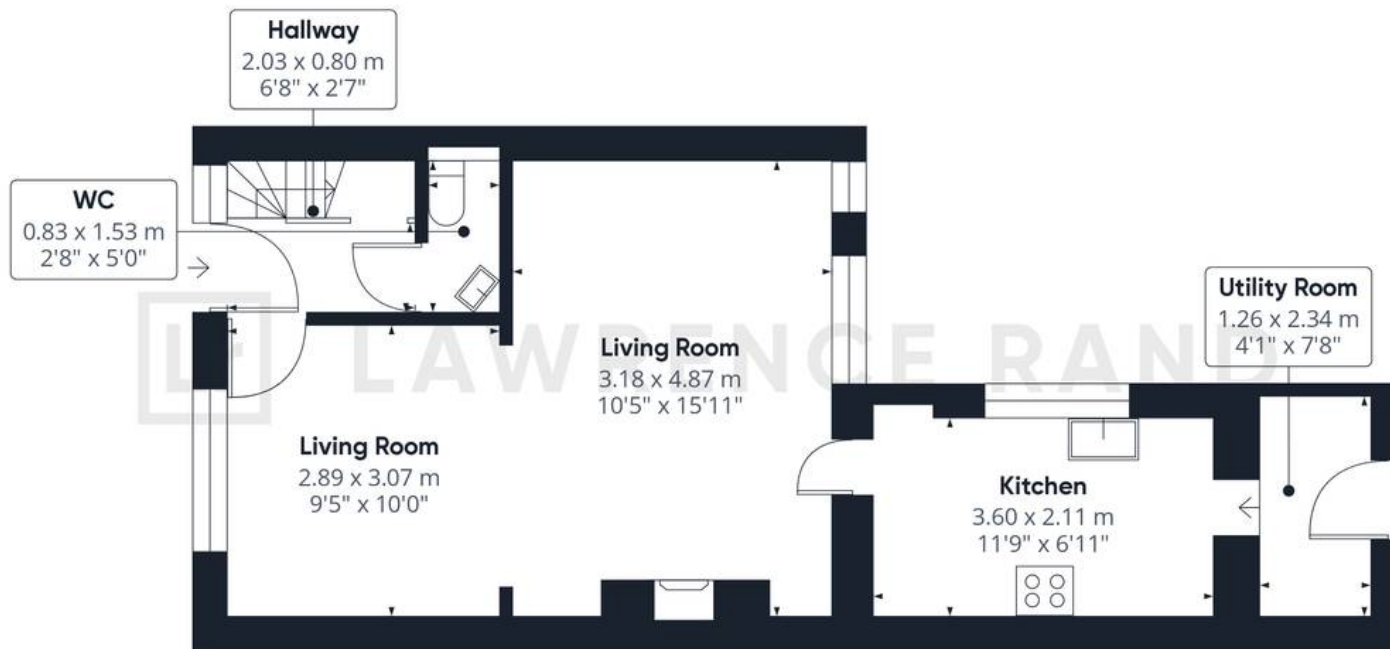
Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent,  
Three - Excellent, EE - Excellent

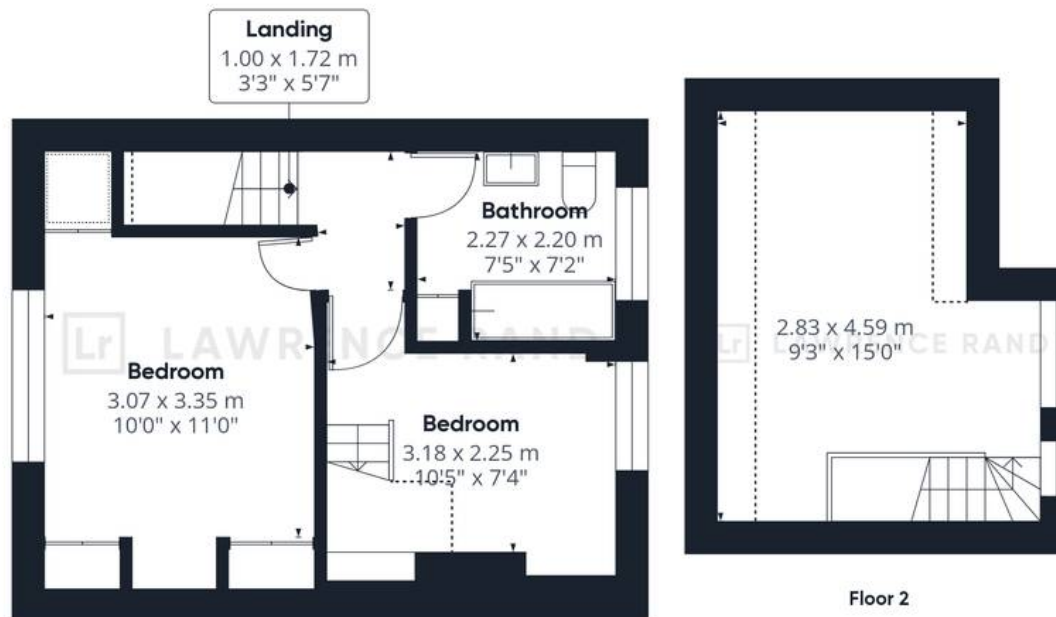
**Disclaimer:**

While we have endeavoured to provide accurate information, we advise prospective buyers to verify all key details with relevant professionals to ensure complete transparency. This property presents immense potential for development, and we encourage interested parties to explore the possibilities that await with this remarkable opportunity.

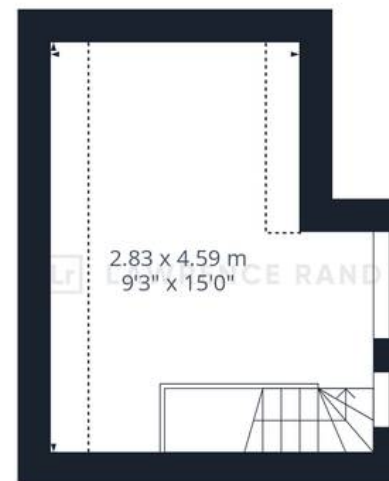




Ground Floor



Floor 1



Floor 2



## Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

01895 632211 • [Info@lawrence-rand.co.uk](mailto:Info@lawrence-rand.co.uk) • [www.lawrence-rand.co.uk/](http://www.lawrence-rand.co.uk/)