



**Grove Cottages Church Hill, Harefield, UB9 6DZ**

Guide Price £450,000 | Freehold



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## Key Features & Description:

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

This charming mid-terrace two-bedroom cottage offers flexible living space ideal for modern life, with the added advantage of a converted loft room—perfect as a home office, guest room, or creative space.

The thoughtfully extended ground floor places the kitchen at the heart of the home, flowing through a practical utility area and opening out onto a generous rear garden—an ideal setting for entertaining, relaxing, or family time. Every inch of the home has been designed to make daily living comfortable and efficient, while retaining its cottage charm. The property also sits within the desirable Harefield conservation area, offering a peaceful and characterful setting.

Upstairs, you'll find two well-proportioned bedrooms, a family bathroom, and the additional loft room, providing versatility as your needs evolve.

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#### **Nearest Stations & Location:**

Denham – 1.4 miles

Denham Golf Club – 1.9 miles

Rickmansworth (Rail & Underground) – 2.6

Set in the picturesque village of Harefield, you'll enjoy local shops, cafés, and beautiful countryside walks right on your doorstep. Excellent transport links connect you easily to Ruislip, Uxbridge, Rickmansworth, and Northwood, making commuting into London a realistic option. Families will also appreciate the proximity to highly regarded local schools, including Harefield Junior School and The Harefield Academy.

#### **Verified Material Information:**

Local authority: London Borough of Hillingdon

Council tax band: D

EPC Rating: D

#### **Suppliers:**

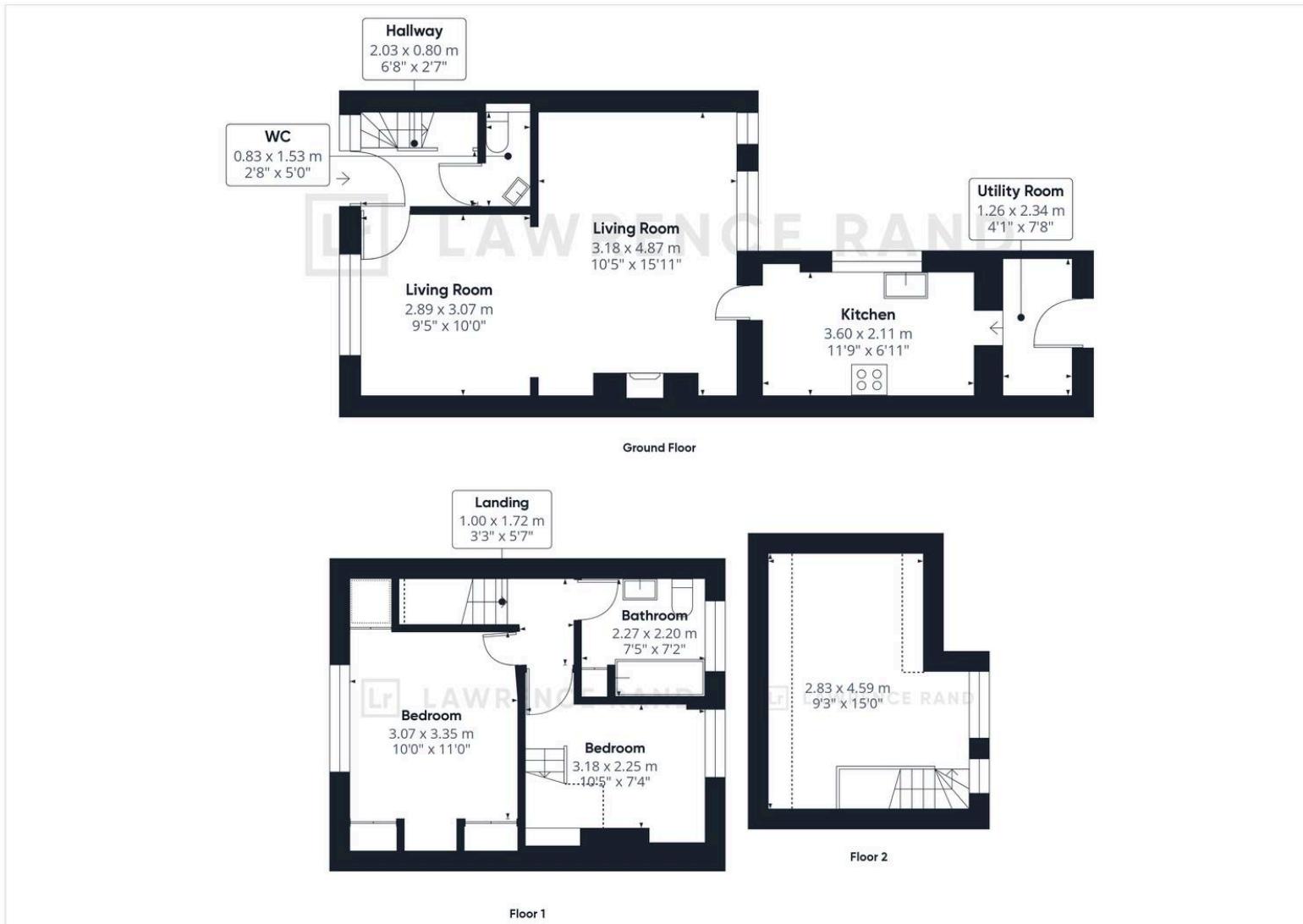
Electricity supply: Mains, Water supply: Mains water, Sewerage: Mains

Heating: Gas central heating

#### **Broadband & mobile coverage:**

Broadband: FTTP (Fibre to the Premises)

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



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