



LAWRENCE RAND

Penzance Close, Harefield

Guide Price **£350,000**

KEY FEATURES:

Harefield, Uxbridge

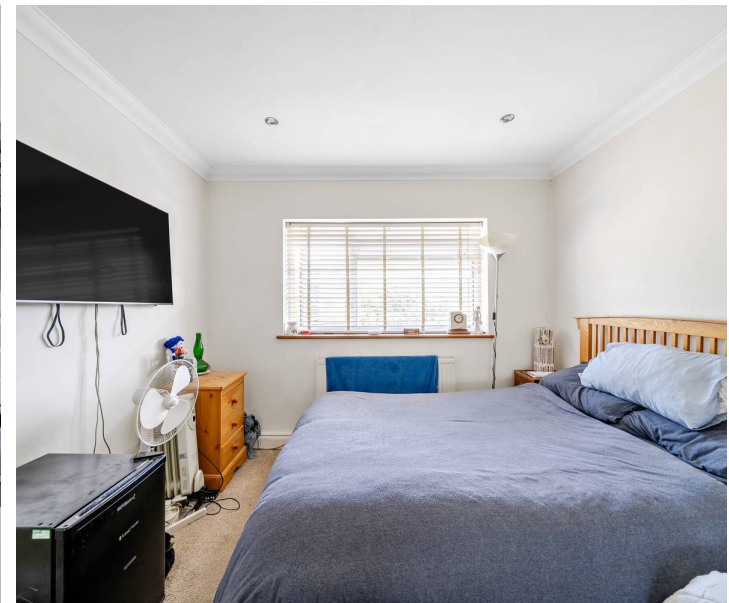
- First floor maisonette
- Close To Village Centre
- Well Presented Throughout
- Wonderful Rear Garden
- Cul-de-sac Location
- Two bedroom
- Low ground rent

This well presented two bedroom first floor maisonette offers a fantastic opportunity to enjoy both comfort and convenience in a sought after setting. A private garden, peaceful cul-de-sac setting, and bright interiors. This well-presented first floor maisonette offers comfort and convenience in equal measure.

Ideal for first time buyers, downsizers, or investors alike, this two bedroom home strikes a great balance between lifestyle and practicality. Internally, the property is bright, well maintained, and ready to enjoy, with a welcoming layout that flows naturally from room to room.

One of its standout features is the private rear garden, unusually generous for a maisonette, offering a rare outdoor retreat perfect for relaxing, entertaining, or cultivating your own green space.

Tucked away in a quiet cul-de-sac, the location provides a sense of calm while remaining just a short walk from the village centre, with its cafés, shops, and everyday amenities close to hand.



With 86 years remaining on the lease and a £10 annual ground rent, this is a smartly presented home in a desirable spot, offering both immediate enjoyment and long-term potential.

Verified Material Information:

Energy Performance rating: D

Council tax band: C

Local Authority: London Borough of Hillingdon

Length of lease: 86

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.





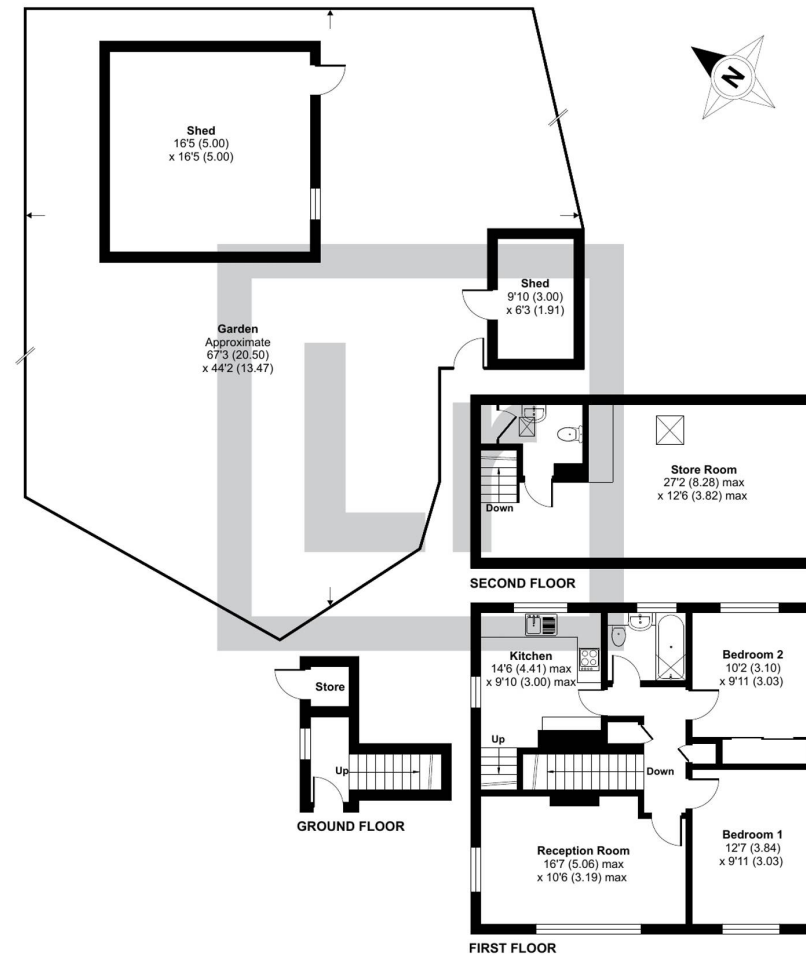
Penzance Close, Harefield, Uxbridge, UB9

Approximate Area = 1078 sq ft / 100.1 sq m

Outbuildings = 341 sq ft / 31.6 sq m

Total = 1419 sq ft / 131.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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