



LAWRENCE RAND

Hinkley Close, Harefield

Guide Price **£450,000**

KEY FEATURES:

- Offered to the market with no onward chain
- Four bedroom home offering excellent refurbishment potential
- Spacious open plan kitchen, dining and living area
- Bright interiors and neutral décor throughout
- Four generously sized bedrooms spread elegantly over two upper levels
- First Floor Bathroom, Second Floor Shower Room
- Private rear garden with paved patio and lawn
- Scope to extend or reconfigure (STPP)
- Excellent opportunity to add value
- Convenient location close to local shops and transport links

This well-proportioned four-bedroom home presents an exciting opportunity to modernise and create a bespoke living space in a sought-after location close to local shops, amenities, and transport links. Offered with no onward chain, the property provides spacious rooms, good natural light throughout, and excellent potential to add significant value.

The ground floor features a welcoming open-plan layout with a fitted kitchen, dining area, and lounge, a versatile space ideal for both family life and entertaining. Sliding patio doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.



Across the upper floors are four well-sized bedrooms, arranged over two levels. The first floor hosts two generous bedrooms and a family bathroom fitted with a white suite including a bath, basin, and WC. The top floor offers two further bedrooms and an additional shower room, ideal for guests or larger families. Externally, the property benefits from a private rear garden with a paved patio and lawn area.

Verified Material Information:

Tenure: Freehold

Energy Performance rating: D

Council tax band: D

Local Authority: Hillingdon

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.



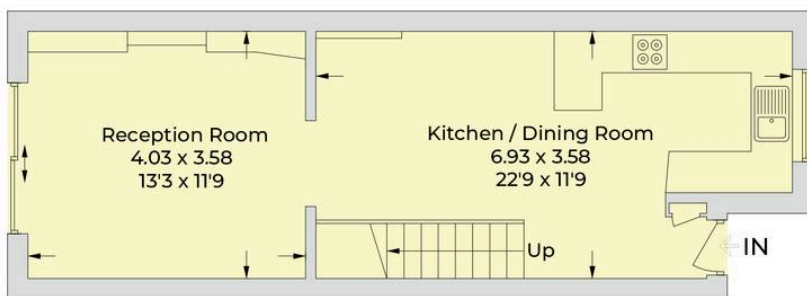


Hinkley Close

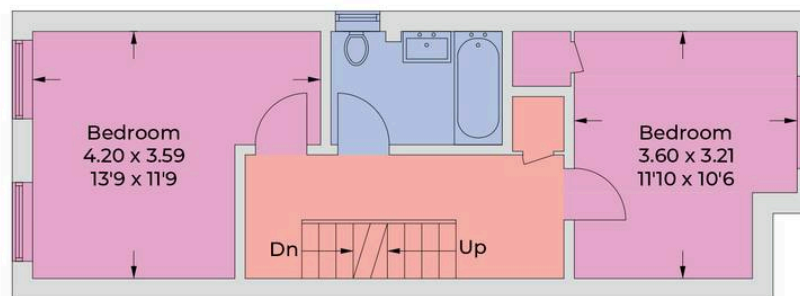
Approximate Gross Internal Area
Ground Floor = 39.0 sq m / 420 sq ft
First Floor = 39.3 sq m / 423 sq ft
Second Floor = 36.4 sq m / 392 sq ft
Total = 114.7 sq m / 1,235 sq ft



Second Floor



Ground Floor



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
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Lawrence Rand

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