

Ash Grove

Harefield • Middlesex • UB9 6EZ

Asking Price: £325,000



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est 1986

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Nestled in the serene village of Harefield, this two bedroom first floor maisonette offers a tranquil retreat from the hustle and bustle of city life. Boasting a spacious living room, a well-appointed kitchen with breakfast area, and two double bedrooms with built-in wardrobes, it seamlessly combines comfort with convenience. Outside, a generously sized rear garden, complete with a secluded patio area, provides the perfect setting for enjoying the peaceful surroundings and embracing the charm of village living.

Maisonette

First floor

Living room

Kitchen & breakfast area

Two bedrooms

Family bathroom

Large rear garden

Leasehold

Quiet location

Viewing recommended

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Property

Welcome to this charming two bedroom first floor maisonette, nestled in a tranquil neighborhood. As you step into the property, you're greeted by a welcoming hallway with stairs rising to the first floor where you'll find the heart of this home. The landing provides access to all the accommodation, seamlessly connecting each space for effortless living. The living room offers a cozy retreat, perfect for relaxation or entertaining guests, while the adjacent kitchen boasts a breakfast area, ideal for enjoying your morning cup of coffee. The family bathroom features a bathtub, toilet, and sink, catering to both convenience and comfort. Additionally, two generously sized double bedrooms await, each equipped with built-in wardrobes, providing ample storage solutions for your belongings.

Outside

The property presents a delightful surprise with its expansive rear garden, a rare find for a maisonette. This verdant sanctuary is mainly laid to lawn, offering plenty of space for outdoor activities and gardening enthusiasts alike. Tucked away in this idyllic setting is a secluded patio area, where you can unwind in privacy or host alfresco gatherings with loved ones. Whether you're enjoying the tranquility of the garden or the comfort of the interiors, this maisonette offers a harmonious blend of space, style, and serenity, making it a truly inviting place to call home.

Location

Located on Ash Grove which is an easy walk to Harefield village, alternatively a 5 minute drive to Denham Green's or Ickenham array of shops, amenities, trendy eateries and transport connections (Denham station on the Chiltern line into London) or Ickenham/West Ruislip stations for Metropolitan/ Piccadilly/Central lines. In addition, this property is well positioned for the local bus services. For the motorist the A40/M25 is also easily accessible providing a direct route to London and the Home Counties. For families it is conveniently located for Harefield Academy. Within this greenbelt area are many protected nature reserves, woodland, lakes and the Grand Union Canal to enjoy with the property itself backing directly onto spacious open plan fields.



Schools:

Harefield School 0.1 miles
The Harefield Academy 0.2 miles
Saint Joan of Arc Catholic School 2.4 miles



Train:

Denham 2.8 mi
Ickenham 4.2 miles
West Ruislip 3.9 miles



Car:

M4, A40, M25, M40



Council Tax Band:

C

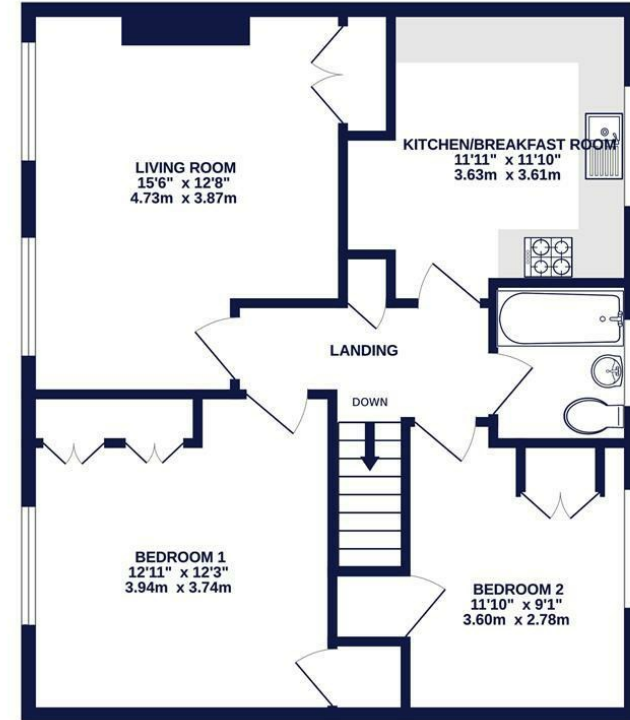
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 788sq.ft. (73.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - highest running costs	G		
		69	78

England & Wales
EU Directive 2002/91/EC

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.