

Jacks Lane

Uxbridge • Middlesex • UB9 6HE
Offers In Excess Of: £925,000



coopers
est 1986

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Enjoying a quiet beautiful setting alongside the Grand Union Canal and stunning views of the open countryside and beyond this immaculate four bedroom house offers an exceptional and unique opportunity. The residence briefly comprises a spacious lounge, kitchen, study room, dining room, downstairs w.c. as well as four bedrooms two with en suites and a family bathroom. The property also benefits from off street parking and private mooring.

SEMI DETACHED

FOUR BEDROOMS

STUNNING CANAL VIEWS

SPACIOUS LIVING ROOM

UTILITY ROOM

PRIVATE BALCONY

LARGE GARDEN

PRIVATE PARKING AND MOORING

GARAGE

1829 SQ FT

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.





SITUATION

Jacks Lane enjoys an enviable position on the canal with the picturesque Harefield Village close by where the central village green is surrounded by shops, library and public houses. Due to the semi rural location and being adjacent to the Grand union canal there are some quite spectacular walks and scenery. Denham aerodrome is a short drive. The commuter is well catered for with the Metropolitan line station at both Northwood and Rickmansworth with the Chiltern line at Denham and bus routes to Uxbridge, Ruislip and Rickmansworth. For the motorist it is only a few minutes drive to A/M40 offering connections to London and the home counties. For more extensive shopping facilities Uxbridge Town Centre and Gerrards Cross are just 10 minutes by car.

DESCRIPTION

A stunning four bedroom home elegantly presented over three floors. Boasting spacious rooms and a larger than average floor plan the residence offers a fantastic opportunity to own this unique residence situated on the edge of the Grand Union Canal and enjoying spectacular views with its own private mooring to the rear of the property. The home offers the perfect relaxed lifestyle. Once inside the home on the ground floor there is a spacious hall way with access to all ground floor rooms. To your left you are greeted with a large garage, with space for plenty of storage and a fully equipped utility room. Further down the hallway, to the rear of the property, there is a large study with fitted storage and desk space, with access through double doors to the garden. The fourth bedroom is located on the ground floor, with its own ensuite and shower room. Completing the ground floor is a w.c. On the first floor is the fitted kitchen and dining room with a spacious living room and a beautiful balcony with beautiful views overlooking the canal. Upstairs onto the second floor there is a landing area leading to three generously sized double bedrooms one of which benefits from an en suite shower room and fitted wardrobes. Completing the property is a spacious family bathroom.

OUTSIDE

The property is accessed via a quiet and private access road in Jacks Lane. To the front of the property there is off street parking for three cars and side access to the rear, with a private garage. The rear is mostly laid to artificial lawn with a patio area perfect for all year family entertainment, with stunning views and direct access over the Grand Union Canal, completed with private mooring.



Schools:

Harefield Infant and Junior 0.6 miles
The Harefield Academy 1 mile
St Helen's Primary and Secondary 3.2 miles



Train:

Denham 2.0 miles
Denham Golf Club 2.1 miles
Rickmansworth 2.4 miles



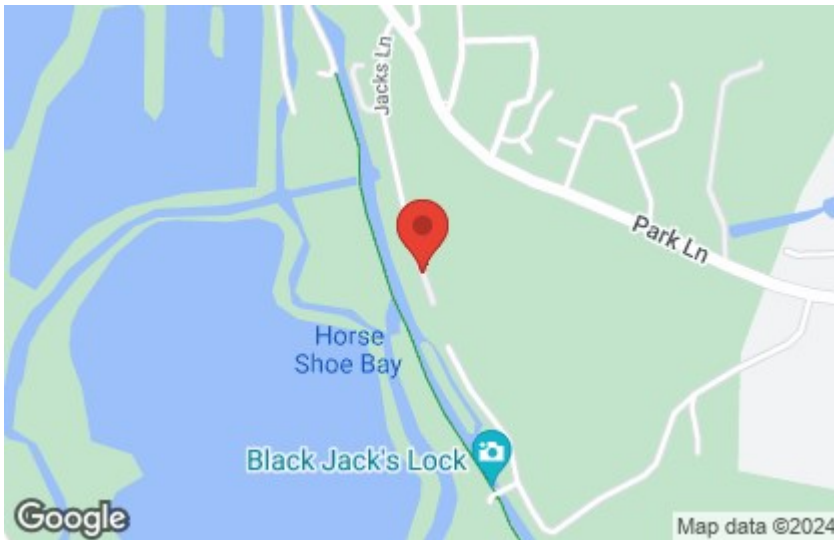
Car:

M4, A40, M25, M40

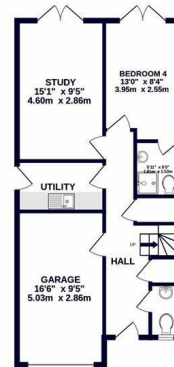


Council Tax Band:

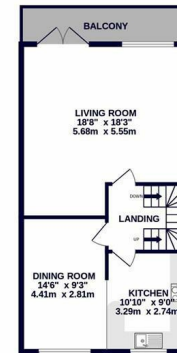
(Distances are straight line measurements from centre of postcode)



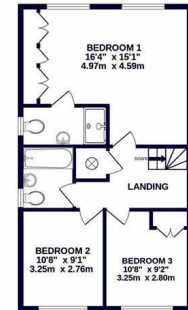
GROUND FLOOR
633 sq.ft. (58.8 sq.m.) approx.



1ST FLOOR
603 sq.ft. (56.0 sq.m.) approx.



2ND FLOOR
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 1829 sq.ft. (169.9 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 purchaser. 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		
Decent energy efficiency - lower running costs	D		
Decent energy efficiency - lower running costs	E		
Decent energy efficiency - lower running costs	F		
Not energy efficient - higher running costs	G		

England & Wales
EPC 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.