

# Ash Grove

Harefield • • UB9 6EZ  
Asking Price: £485,000



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This three bedroom semi detached property offers a light, bright, spacious layout and is ideally located in a quiet road within a level walk to the village shops, schools and amenities.

The property also benefits from a large private rear garden, with uninterrupted views across farmland. There is a wealth of potential to extend subject to planning permission.

THREE BEDROOM

SEMI DETACHED

MODERNISED THROUGHOUT

FITTED KITCHEN

POTENTIAL TO EXTEND STPP

VIEWS ACROSS FARMLAND

SOUGHT AFTER LOCATION

OFF STREET PARKING FOR THREE CARS

SIDE ACCESS

732 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.







### 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 School. 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.

### DESCRIPTION

The property consists of a bright entrance hall with bespoke under stairs storage. Leading to the spacious living/dining room which benefits from a front aspect window and patio doors to the garden which showcase the stunning views. The modern kitchen has ample cupboards and work surfaces with a door accessing the side of the property leading to brick built storage areas, along with access to the garden.

Stairs rising to the first floor landing where there is generous access to a useable loft space which has been fully boarded with power, lighting and a large window offering views over the farmland and woods.

There are three bedrooms, the master bedroom has a built-in wardrobe and two windows which boast peaceful countryside views. There are two further bedrooms and a family bathroom.

### OUTSIDE

The front is paved, offering off-street parking for three vehicles. To the rear there is a large garden mainly laid to lawn with a generous patio area where peaceful uninterrupted views of the country side can be enjoyed. There is ample side access with two outbuildings for storage.



### Schools:

Harefield School 0.1 miles  
The Harefield School 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:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



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TOTAL FLOOR AREA : 732 sq.ft. (68.0 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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01895 625 625

126-128 High Street, Ruislip,  
Middlesex, HA4 8LL

ruislipsales@coopersresidential.co.uk

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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent energy efficiency	C		
Below average energy efficiency	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - higher running costs	F		
Extremely energy inefficient - very high running costs	G		

England & Wales  
EPC Directive  
2002/91/EC

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