

Shelley Lane

Harefield • Middlesex • UB9 6HP

Asking Price: £875,000



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est 1986

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This beautifully maintained four/five bedroom detached home spans three floors. The owners have meticulously updated the property throughout with modern comforts, complemented by a beautifully landscaped garden and a garage.

FIVE BEDROOM

DETACHED

BEAUTIFULLY PRESENTED THROUGHOUT

OPEN PLAN LIVING ROOM & DINING ROOM

MODERN FITTED KITCHEN

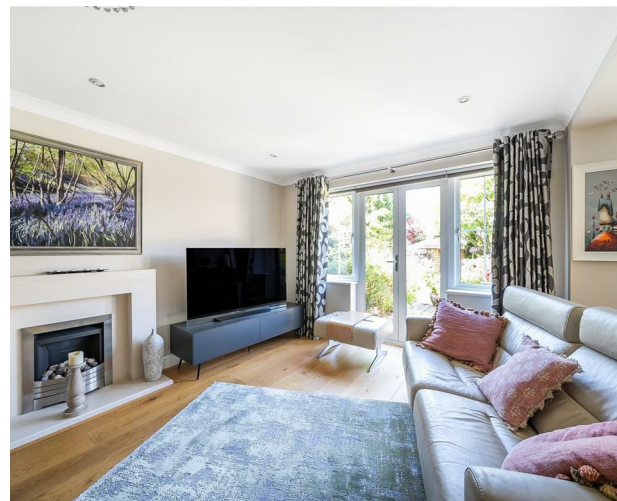
ENSUITE TO THE MASTER BEDROOM

UTILITIES ROOM

SOUGHT AFTER LOCATION

—1716 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

Shelley lane boasts a beautiful position situated at the end of a cul de sac that conveniently adjoins onto woodland with direct access to 'Belfy Open Spaces. Enjoy amazing views, beautiful walks and breathtaking scenery. Denham aerodrome is only a short drive whilst the commuter is well catered for with the Metropolitan line station at both Northwood and Rickmansworth. There is also the Chiltern line at Denham and bus routes towards Uxbridge, Ruislip and Rickmansworth. For the motorist it is only a few minutes drive to the A/M40 offering connections to London and the home counties. For the family there is an excellent selection of both state and private schools nearby some of which to include are Chesham Grammar and St Clement Danes School.

DESCRIPTION

This stunning detached house offers flexible accommodation across three floors, maintained and updated to a very high standard by the current owners. The lower ground floor features a well-equipped Schmidt kitchen/breakfast room with quartz countertops and underfloor heating, a spacious 'L' shaped living/dining room with a feature fireplace, bi-fold doors leading to a private rear garden, and a cloakroom. On the ground floor, you'll find a porch, an entrance hall, three generously sized double bedrooms, a fifth bedroom currently used as a utility room, and a family bathroom. The first floor boasts a master bedroom with bespoke wardrobes and an en-suite shower room, complete with underfloor heating and a Corian sink.

OUTSIDE

The property is finished with off-street parking and a single garage equipped with GarageTek flexible storage and a sink. The garden has been beautifully landscaped, featuring an attractive front garden and a private, south-westerly facing rear garden with Cor-ten steel landscaping elements, remote-controlled lighting, and an irrigation system rather than and a fountain irrigation system.





Schools:

Harefield Infant & Junior School (0.5 miles)
 The Harefield Academy (0.9 miles)
 Maple Cross Junior Mixed Infant & Nursery School (1.14 miles)



Train:

Denham (1.9 miles)
 Denham Golf Club (2.1 miles)
 Rickmansworth (2.5 miles)



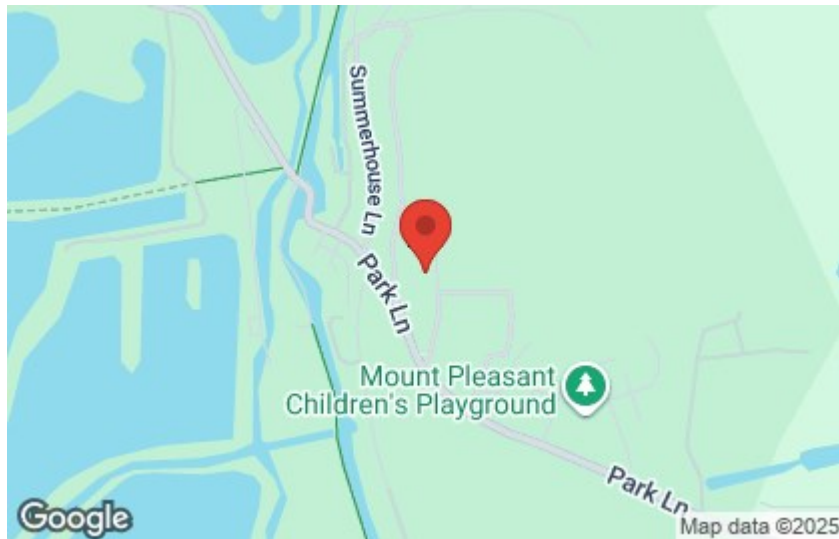
Car:

M4, A40, M25, M40



Council Tax Band:

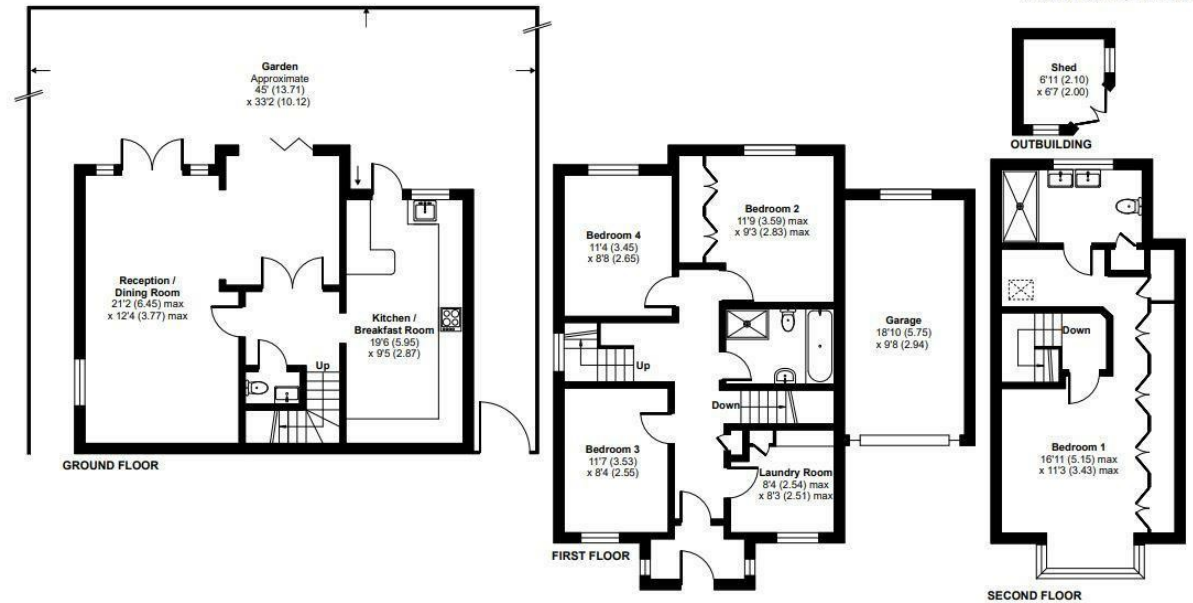
(Distances are straight line measurements from centre of postcode)



Shelley Lane, Harefield, Uxbridge, UB9

Approximate Area = 1718 sq ft / 159.6 sq m
 Outbuilding = 40 sq ft / 3.7 sq m
 Garage = 182 sq ft / 16.9 sq m
 Total = 1940 sq ft / 180.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Coopers. REF: 1166413

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| Energy Efficiency Rating | | | |
|---|---------|--------|--------|
| Energy efficient - lower running costs | Current | Target | Reason |
| A (92-100) | | | |
| B (81-91) | | | |
| C (69-80) | | | |
| D (55-68) | | | |
| E (39-54) | | | |
| F (29-38) | | | |
| G (1-28) | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales 15/05/2019/15/05/2024 | | | |

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.