

Moorhall Road

Harefield • Middlesex • UB9 6PE

Asking Price: £425,000



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Located in a popular part of Harefield, this charming three bedroom terraced home is an excellent opportunity for families and first time buyers alike. The property features a spacious lounge, a modern kitchen, and a private rear garden. Its prime location offers convenient access to local amenities, schools, and transport links. Coming to the market with no onward chain, this home is ready for its next chapter.

Chain free

Terrace property

Three bedrooms

Lounge

Kitchen

Family bathroom

Downstairs WC

Garden

Close to amenities

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

Nestled in a sought after part of Harefield, this charming terraced home offers a perfect blend of comfort and practicality. Upon entering, you're greeted by a welcoming porch that leads into a bright and spacious lounge, ideal for relaxing or entertaining guests. Adjacent to the lounge, the kitchen is well appointed and thoughtfully designed to maximize space and functionality. The downstairs is complete with a handy WC. The first floor hosts three generously sized bedrooms, providing ample space for a growing family or the flexibility for a home office or guest room. A sleek and contemporary family bathroom completes the upper level. With its convenient layout, this home caters to both comfortable family living and stylish entertaining.

Outside

This delightful terraced home boasts a charming brick façade with a welcoming enclosed porch that adds character and practicality. The well maintained front garden, bordered by a low brick wall, offers a pleasant green space leading to the front door. At the rear, the property opens up to an impressive private garden, ideal for family activities or gardening enthusiasts. Fully enclosed with panel fencing for privacy, the outdoor space features a spacious lawn and a pathway leading to a versatile outbuilding at the far end, perfect for storage or additional workspace. Offering curb appeal and outdoor functionality, this home is an excellent choice for those seeking a harmonious blend of style and practicality.

Location

Located on Moorhall Road, this three bedroom house is easily accessible to Harefield village and Denham Green's array of shops, amenities and transport connections. Denham station on the Chiltern Line into London or a short drive to local Metropolitan, Piccadilly or Central line stations at Uxbridge, Ickenham. For the motorist the A40/M25 is a short drive away providing access to London and the Home Counties. Moorhall Road is within easy reach for Harefield Academy.



Schools:

Harefield Infant School 1.1 miles
 Harefield School 1.3 miles
 Denham Green E-ACT Primary Academy 1.1 miles



Train:

Denham Station 0.9 miles
 Denham Golf Club Station 1.7 miles
 West Ruislip Station 2.3 miles



Car:

M4, A40, M25, M40



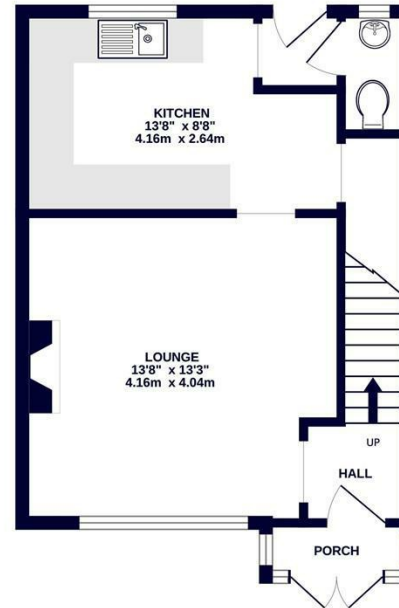
Council Tax Band:

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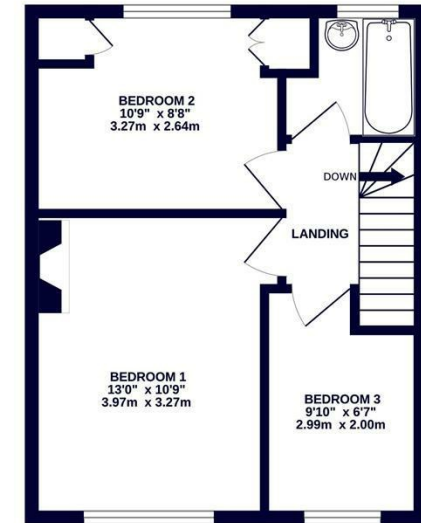
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
 370 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR
 356 sq.ft. (33.1 sq.m.) approx.



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TOTAL FLOOR AREA : 726 sq.ft. (67.5 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	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		
EPC Guidance 2022/01/18		

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.