

Church Hill

Uxbridge • • UB9 6DZ
Asking Price: £425,000



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Located in a popular part of Harefield, this charming two bedroom terraced cottage is an excellent opportunity for families and first time buyers alike. The property features a spacious lounge, kitchen, and a large 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.

TWO BEDROOM

COTTAGE

NO CHAIN

TWO RECEPTION ROOMS

LARGE PRIVATE GARDEN

POTENTIAL TO EXTEND STPP

BLANK CANVAS

SOUGHT AFTER LOCATION

WALKING DISTANCE TO HAREFIELD HIGH STREET

705 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 Church Hill close to the village centre, this two bedroom house is easily accessible to Harefield Village and Denham Green's array of shops, amenities, trendy eateries and transport connections (Denham station on the Chiltern line into London) or a short drive to local Metropolitan, Piccadilly and Central line stations. For the motorist the A40/M25 is a short drive away providing access to London and the Home Counties. St Marys Road is within easy reach for Harefield Academy.

DESCRIPTION

Nestled in a sought after part of Harefield, this charming cottage offers a perfect blend of comfort and practicality. Upon entering, you're greeted by a welcoming hall that leads into a bright and spacious through 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 first floor hosts two generous double sized bedrooms, providing ample space for a growing family. A 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. 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. Offering curb appeal and outdoor functionality, this home is an excellent choice for those seeking a harmonious blend of style and practicality.



Schools:

Harefield Infant 0.7 miles
Harefield Junior 0.7 miles
The Harefield Academy 1 mile



Train:

Denham 1.1 miles
Denham Golf Club 1.6 miles
West Ruislip 2.6 miles



Car:

M4, A40, M25, M40



Council Tax Band:

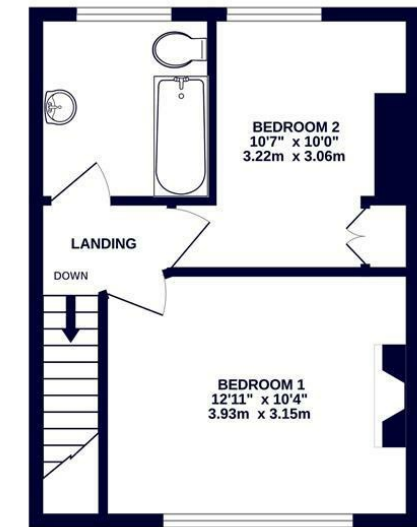
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
387 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR
319 sq.ft. (29.6 sq.m.) approx.



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TOTAL FLOOR AREA: 705 sq.ft. (65.5 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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Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Target
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.