

# Sanctuary Close

Harefield • Middlesex • UB9 6LJ

Guide Price: £500,000



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est 1986

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Offered Chain Free, this charming four-bedroom terraced property resides in the heart of Harefield, making it an outstanding investment opportunity. Spread across three floors, the residence features a garage and a private garden, enhancing its appeal for discerning buyers seeking both space and convenience.

Chain free

Four bedrooms

Mid terrace property

Two bathrooms

Garage

Off street parking

Kitchen/Diner

Walking distance to Harefield Village

Close by to local schools

1,467 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.







### Property

Upon entering the ground floor, you are greeted by the main living room, along with bedroom four, a convenient bathroom, and direct access to the garage. Ascending to the first floor, you'll find bedroom one featuring a private balcony for serene moments outdoors. The first floor is complemented by an open-plan kitchen/diner, thoughtfully designed with ample storage and space for all your appliances. The journey continues to the second floor, where the final two bedrooms and an additional bathroom await, completing this versatile and spacious home.

### Outside

Enjoy the convenience of a private garden area located at the rear of the ground floor. On the first floor, bedroom one offers the added luxury of access to a delightful balcony, perfect for relaxing outdoors.

### Location

Enjoying a convenient address, this property provides effortless access to Harefield Village, renowned for its diverse shops, amenities, and fashionable dining options. Commuters benefit from proximity to Denham station on the Chiltern Line, offering direct routes into Central London, while local Metropolitan, Piccadilly, and Central line stations are just a short drive away. For motorists, easy access to the A40/M25 ensures swift journeys to London and the Home Counties.



### Schools:

The Harefield Academy (0.2 miles)  
 Harefield Junior School (0.3 miles)  
 Harefield Infant School (0.3 miles)



### Train:

Denham Station (2.1 miles)  
 Rickmansworth Station (2.3 miles)  
 Northwood Station (2.4 miles)



### Car:

M4, A40, M25, M40



### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
 685 sq.ft. (63.6 sq.m.) approx.



1ST FLOOR  
 394 sq.ft. (36.6 sq.m.) approx.



2ND FLOOR  
 388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 1467 sq.ft. (136.3 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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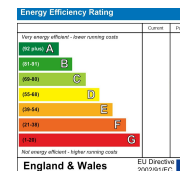
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