

# Breakspear Road North

Harefield • Middlesex • UB9 6LZ  
Guide Price: £1,000,000



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Tucked away deep within the enchanting surrounds of Mad Bess Wood, this charming and rarely available detached cottage offers an exceptional opportunity to acquire a truly secluded home. Approached via an impressively long driveway, Mad Bess Cottage enjoys complete privacy and a sense of tranquillity that is increasingly hard to find in Ruislip.

Brimming with character, the cottage features an attractive façade draped in mature greenery and framed by idyllic woodland views. Inside, the property offers generous living accommodation arranged over two floors. The ground floor includes a spacious living room, a bright kitchen/dining room, a conservatory that opens onto the grounds, and a series of useful outbuildings including a workshop and shed. Upstairs, three well-proportioned bedrooms are served by a central landing.

The plot itself is a standout feature, with gardens positioned to both the left and right of the property, providing multiple areas for relaxation, recreation, and outdoor

Rare woodland cottage

Exceptionally secluded setting

Long private driveway

Charming detached home

Characterful exterior frontage

Spacious living areas

Bright kitchen/diner

Conservatory to garden

Three generous bedrooms

Gardens on both sides

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.

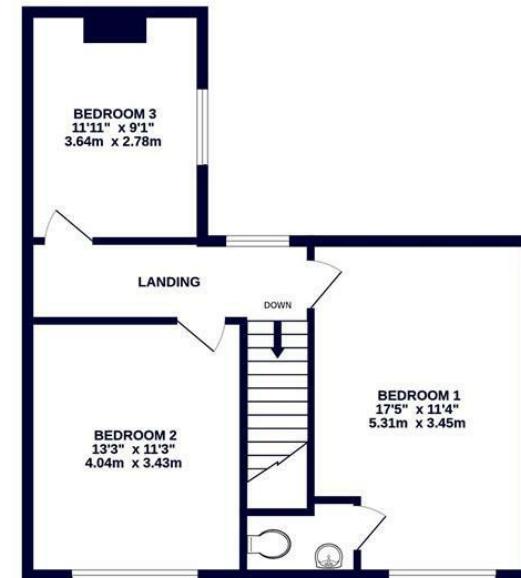
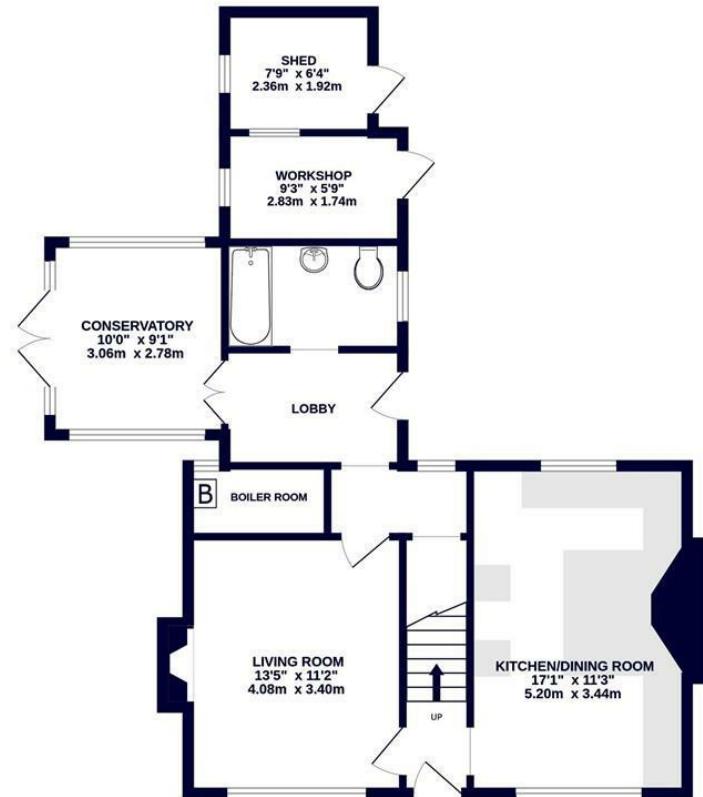
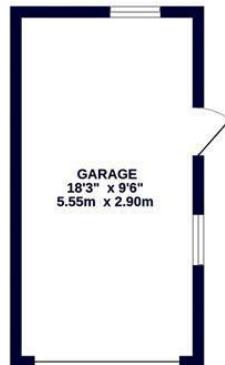




OUTBUILDING  
173 sq.ft. (16.1 sq.m) approx.

GROUND FLOOR  
739 sq.ft. (68.7 sq.m) approx.

1ST FLOOR  
558 sq.ft. (51.9 sq.m) approx.



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TOTAL FLOOR AREA : 1471 sq.ft. (136.7 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	
	Current
Very energy efficient - lower running costs	
2014/15: A	A
2014/15: B	B
2014/15: C	C
2014/15: D	D
2014/15: E	E
2014/15: F	F
2014/15: G	G
All energy efficient - higher running costs	
2014/15: H	H
2014/15: I	I
2014/15: J	J
2014/15: K	K
2014/15: L	L
2014/15: M	M
EU Directive 2002/91/EC	66
England & Wales	3

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