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& MILLER



Ash Grove, Uxbridge, UB9 6HA  
£420,000

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**£420,000**

- Three Bedrooms
- Off Street Parking
- Extension Possibilities
- Short Walk to Harefield Academy
- Two Reception Rooms
- Large Private Rear Garden
- Popular Family Friendly Location
- Large Loft Space

## Description

This house presents a wonderful opportunity for those seeking a spacious home with great potential. The property boasts a well-designed layout, beginning with a reception room, dining area, a fitted kitchen, while a convenient downstairs WC adds to the practicality of the ground floor.

Ascending to the first floor, you will find three generously sized bedrooms, providing ample space for relaxation and rest. The family bathroom, complete with a separate WC.

Externally, the property features a front drive that offers off-street parking, a valuable asset in this desirable location. To the rear, a private garden awaits, predominantly laid to lawn, with an outbuilding store adds further utility or additional storage.

## Situation

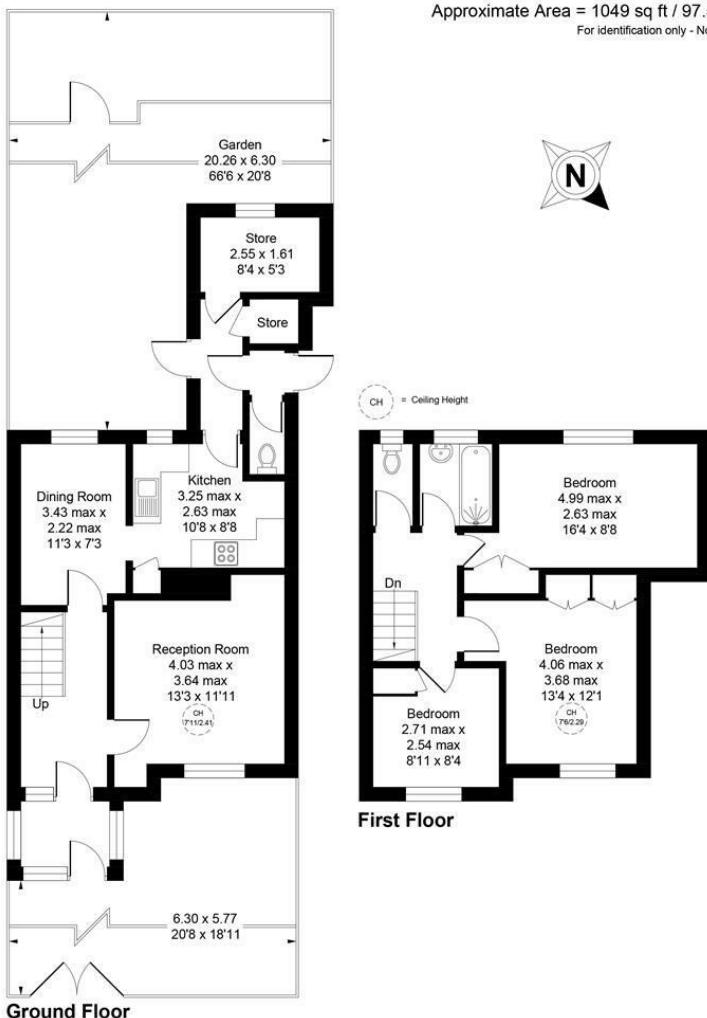
Ash Grove is located close to Harefield Village with its central village green surrounded by shops, library and public houses and due to the semi-rural location as well as the close proximity of the Grand Union Canal there are some quite spectacular walks and scenery. For the commuter, there is access into London on the Chiltern Line at Denham and Rickmansworth and the underground stations at Uxbridge, Rickmansworth, Ruislip and Northwood. Easy motorist access to the A/M40 and M25. The area is served by a number of highly regarded schools in the local area including Harefield Junior school and Harefield Academy.



## Floor Plans

### Ash Grove, Harefield, Uxbridge, UB9

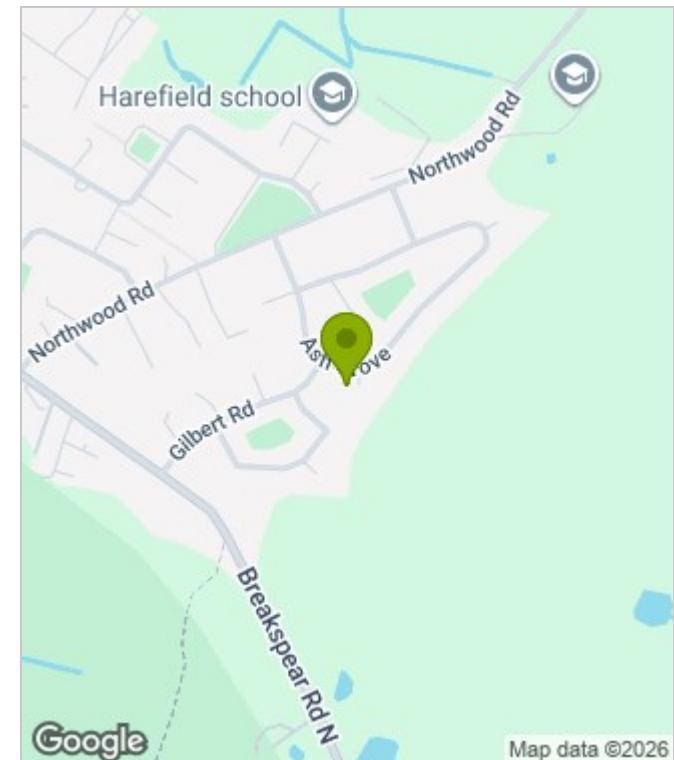
Approximate Area = 1049 sq ft / 97.5 sq m  
For identification only - Not to scale



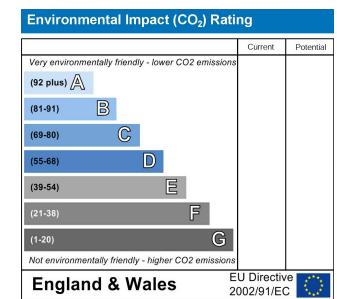
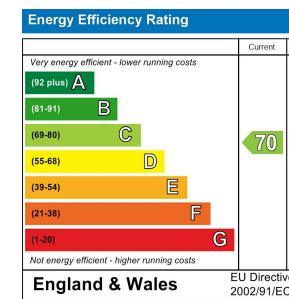
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. Produced for Allday & Miller.

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## Area Map



## Energy Performance Graph



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