

Harefield Road

Uxbridge • Middlesex • UB8 1PS

Guide Price: £1,150,000



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est 1986

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A substantial seven bedroom detached home located in the highly desirable North Uxbridge area, offering approximately 2,400 sq ft of versatile living space.

The property is maintained well throughout and benefits from a full HMO compliance, including licence and safety regulations. The property has been thoughtfully configured to maximise space and tenant comfort, making it highly attractive to professional sharers.

The property features a spacious main living area and a large conservatory, creating an ideal setting for both everyday living and entertaining.

Externally, the home benefits from an extensive driveway, garage space, and a generous rear garden complete with a spacious patio area.

Conveniently situated within close proximity to Uxbridge underground station, the property combines excellent transport links with a peaceful residential setting.

Attractive detached property

Seven generously sized bedrooms

Fully licensed 7 bedroom HMO

Conservatory to rear

Extensive driveway

Ample garden space with patio

Approximately 2,400 sq ft of living space

Highly regarded schools nearby

Desirable North Uxbridge location

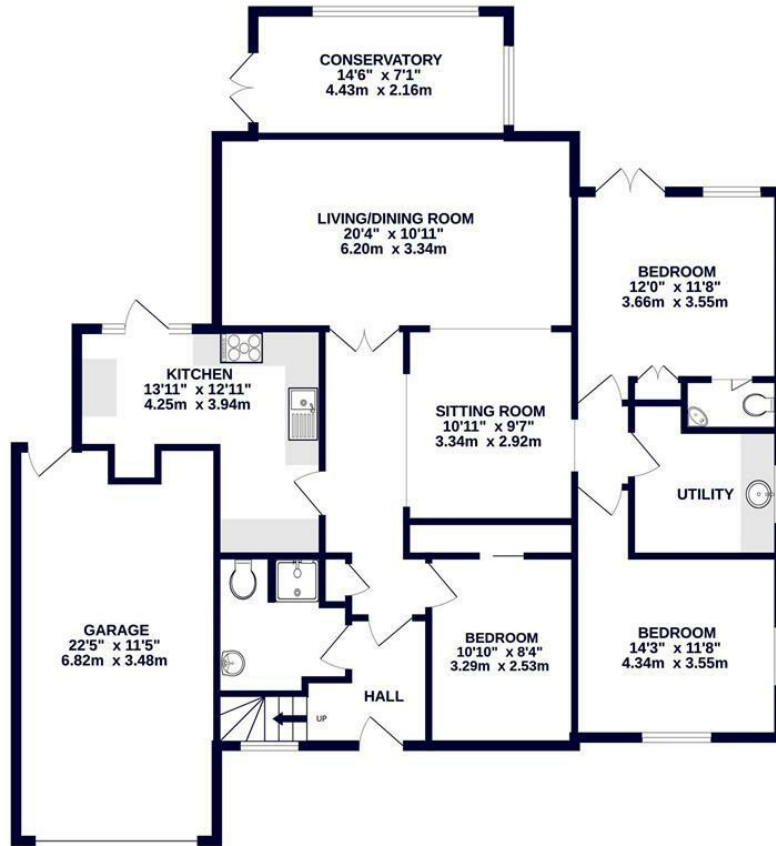
Closeby to Uxbridge underground station

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.

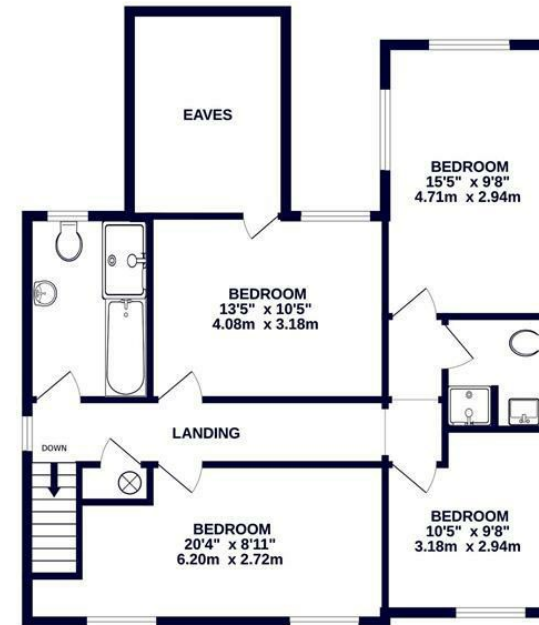




GROUND FLOOR
1485 sq.ft. (138.0 sq.m.) approx.



1ST FLOOR
893 sq.ft. (83.0 sq.m.) approx.



TOTAL FLOOR AREA : 2379 sq.ft. (221.0 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	Target
Very energy efficient - lower running costs	
A	
B	
C	
D	67
E	
F	
G	
Not energy efficient - higher running costs	
England & Wales	
EPC Standard 2020/1/10	

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.