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& MILLER



Harvil Road, Uxbridge, UB9 6AS  
£700,000

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- Development Opportunity
- 39392/APP/2020/938 Planning Reference
- Planning Documents Attached
- Off Market Sale
- 39392/APP/2020/938
- Planning Permission Granted for Second Dwelling
- Unique Opportunity For Two Homes Next Door To Each other
- No Chain
- Large Driveway
- Out Building

## Description

### The Land/Opportunity

Planning permission is passed for a second dwelling, this planning could potentially be re visited if the buyer had a desire to obtain a different permission to be passed.

current application - planning ref 39392/APP/2020/938 Planning Reference

### The Property

Offering well-balanced accommodation throughout, this attractive three-bedroom home comprises a welcoming reception room, providing a comfortable space to relax, a fitted kitchen offering ample storage and workspace. A convenient downstairs WC completes the ground floor accommodation.

To the first floor, the property enjoys three well-proportioned bedrooms and a family bathroom.

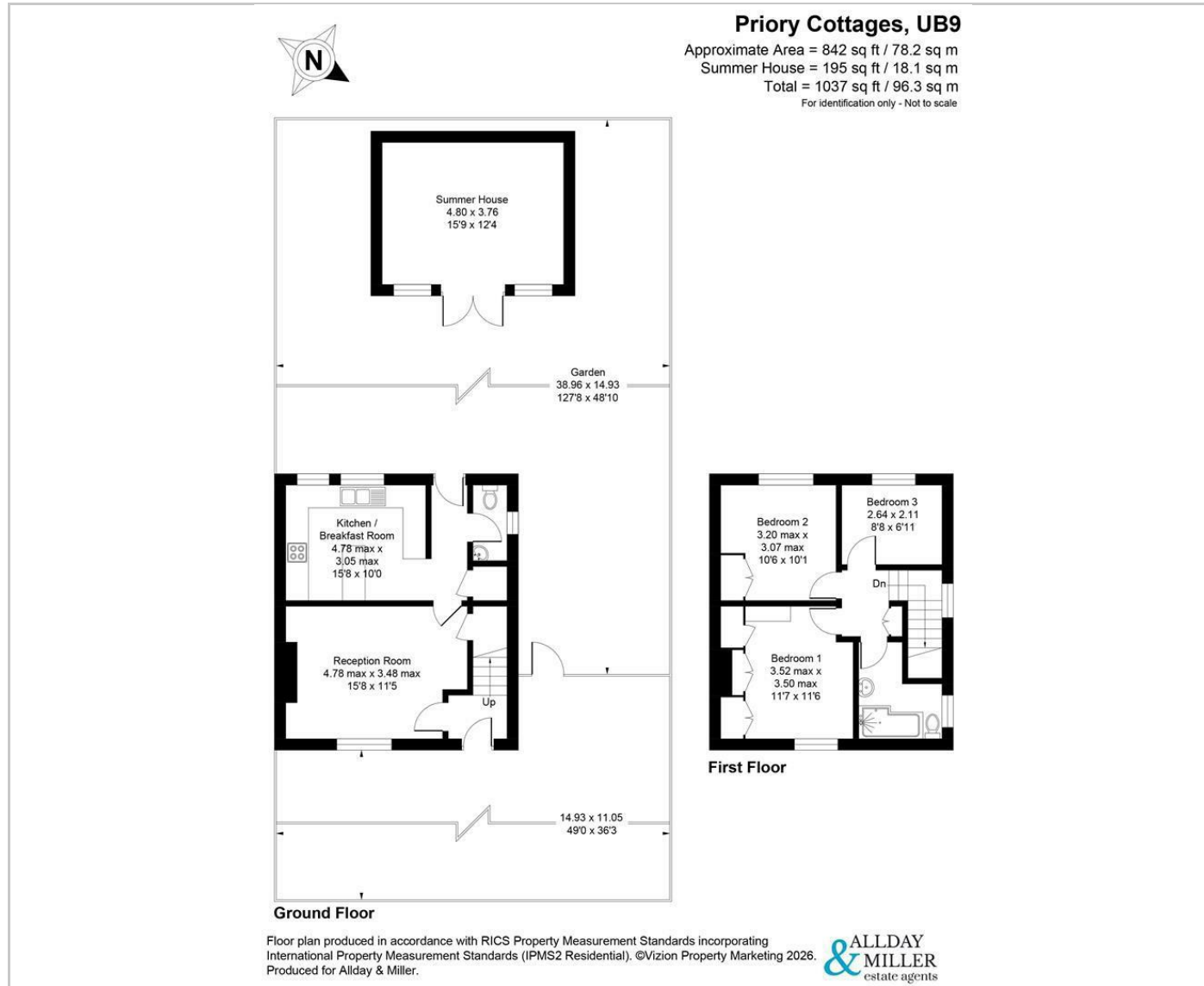
Externally, the home benefits from a private rear garden, mainly laid to lawn and perfect for outdoor dining. The property also benefits from a useful outbuilding.

## Situation

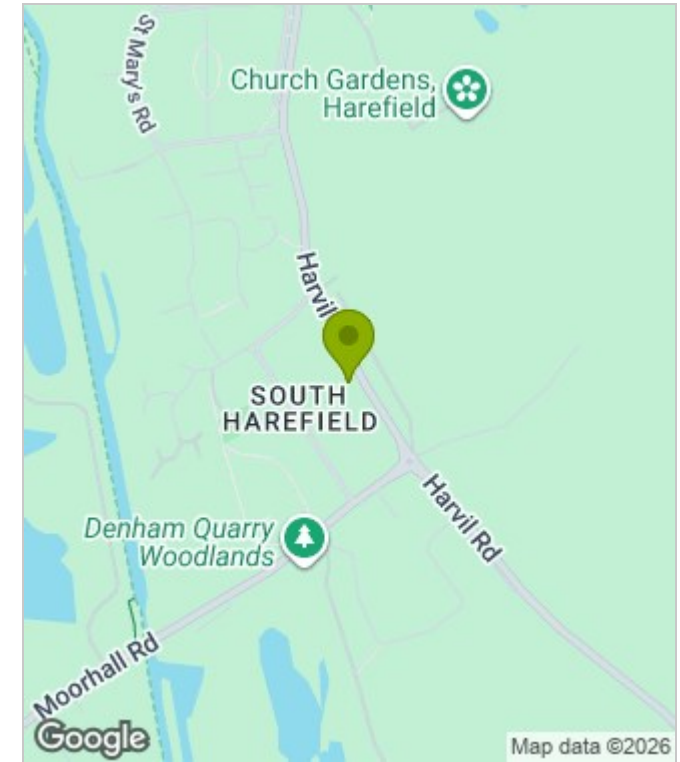
The property is ideally positioned on Harvil Road in Harefield, offering a semi-rural setting whilst remaining well connected for everyday convenience. Harefield Village is close by and offers a selection of local shops, cafés, pubs and essential amenities, together with a charming High Street that caters well for day-to-day needs. For commuters, Denham Station is the closest rail link, approximately 1 mile away, providing direct services into London Marylebone. The area is also well served by local bus routes and offers convenient access to the M40, M25 and A40, making it ideal for those travelling by road. Families are well catered for with a range of nearby schools, including Harefield Infant School and Harefield Junior School, both located within approximately 1 mile, alongside a number of well-regarded schools in the surrounding area.



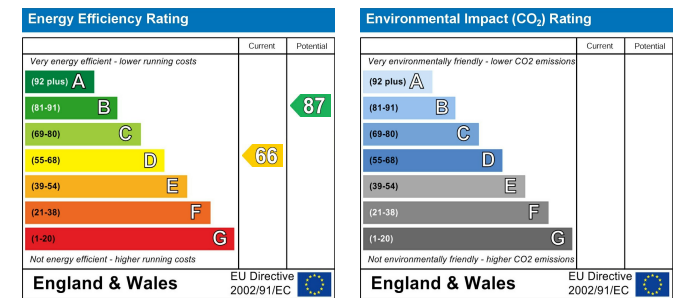
## Floor Plans



## Area Map



## Energy Performance Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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