



Park Lane, Harefield, UB9

£1,165,000 Freehold

LIVING ROOM, SITTING ROOM & DINING ROOM • SPACIOUS MODERN FITTED KITCHEN • SIX BEDROOMS • STUDY WITH BALCONY • FAMILY BATHROOM & EN-SUITE SHOWER ROOM • GUEST CLOAKROOM • TWO STOREY ANNEXE STUDIO WITH KITCHEN & SHOWER ROOM AND LOWER GROUND FLOOR GYM • FRONT & REAR GARDENS • DRIVEWAY PARKING FOR TWO CARS

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS



We are delighted to present this remarkable SIX BEDROOM SEMI DETACHED HOUSE with stunning views across the local countryside.

Full of character, this Victorian built family home boasts an array of living spaces, including a welcoming living room, a cosy sitting room, and a sophisticated dining room perfect for entertaining guests. The centrepiece of the home is a large and bright modern kitchen with breakfast bar seating overlooking the rear garden and ample storage space.

There are four bedrooms on the first floor with a family bathroom and a study with its own balcony overlooking the front of the property. The main bedroom is on the second floor, spanning an impressive 21' and features an en-suite shower room for added convenience.

Additional amenities include a detached two storey annexe studio with a kitchen and shower room on the ground floor, perfect for accommodating guests, extended family members, sub-letting etc. and the lower ground floor of the annexe, is currently being used as a home gym, but could be handy as a flexible storage solution.

The rear garden is expansive, with a large area of lawn and there is driveway parking for two cars, to the front as well as a front garden. This property truly encapsulates the essence of modern country living, offering a sanctuary amidst a thriving village community.

Occupying a convenient position less than a mile from Harefield Village High Street, which offers a variety of local shops and public transport facilities. The Grand Union Canal is on your doorstep, as well as an abundance of lakes and rivers to enjoy. Rickmansworth and Uxbridge Town Centre are also nearby with a choice of Metropolitan/Piccadilly line and Overground services into London.

Nearest Station: 2.8 miles – Denham Station

Council Tax band: G – Hillingdon Council

EPC Energy Efficiency Rating: D

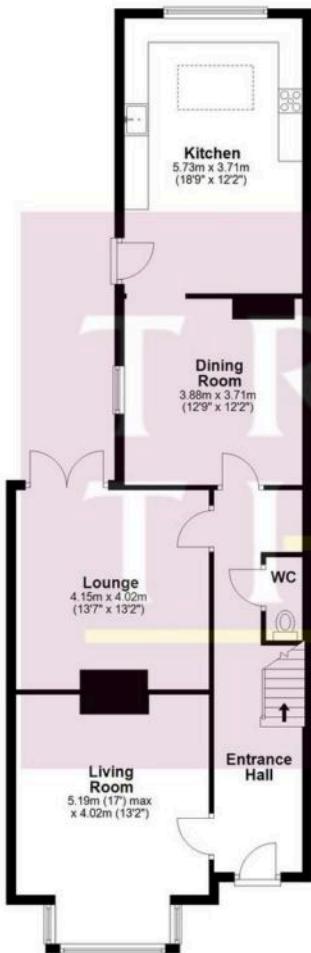
EPC Environmental Impact Rating: D

Approx. Floor Areas: Main House = 2356.8 Sq ft / 219.0 Sqm – Annexe = 504.1 Sq ft / 46.8 Sqm





Ground Floor



First Floor



Second Floor



Total area: approx. 219.0 sq. metres (2356.8 sq. feet)

Whilst every effort has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and 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.
©Property Pot. Produced on behalf of Trend & Thomas.
Plan produced using PlanUp.©



Total area: approx. 46.8 sq. metres (504.1 sq. feet)

Whilst every effort has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and 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.
©Property Pot. Produced on behalf of Trend & Thomas.
Plan produced using PlanUp.□



Whilst these particulars are intended to give a fair description of the property, their accuracy is not guaranteed. Any purchaser must satisfy themselves as to the correctness of statements contained therein. These particulars do not constitute an offer or contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom are liable to expenses incurred should the property no longer be available.

It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.