



## Detached house close to village centre

**Inveresk, Breakspear Road North, Harefield, Middlesex, UB9 6NE**

Freehold





Long rear garden • Convenient location • Scope to improve and enlarge • Garage to side • Gas central heating

#### Local information

Harefield is a picturesque village in a rural setting with lakes, canals and farmlands in the west London Borough of Hillingdon just inside the M25. It is completely surrounded by the Metropolitan Green Belt and is one of the last remaining villages in Greater London. Its abundance of natural space makes it an unusual place for a London borough.

There is a selection of good schools, both private and state within the area. Good rail links to London from nearby Denham, Northwood (Metropolitan Line) and Rickmansworth. The M40, A40, and M25 (Junctions 16 & 17) are easily accessible with connections to major airports.

The location provides plenty for those yearning for the outdoors such as nature walks to the lakes and canals. There are horse riding, golf and sailing clubs only a short distance away as well as a local cricket and football club.

#### About this property

Located approximately 0.2 miles from the centre of Harefield, Inveresk is a modern four bedroom detached house with lots of space around it. There is scope for extension in a number of ways subject to the usual planning consents. The entrance to the house is at the side through a porch/lobby well suited to taking off shoes and coats. From here there are doors to the guest WC and reception hall that gives access to the sitting room and kitchen

and the stairs to first floor. The sitting room is located to the front of the house and had open fireplace and parquet flooring. The flooring continues into the dining room also with window to front. The kitchen is located to the rear of the house and has double French doors to the garden and is fitted with gas hob, electric double oven and a built in fridge freezer.

The first floor offers a large master bedroom with fitted wardrobes and three further bedrooms. The family bathroom is fitted with a corner bath and separate shower cubicle. The house is set well back from the road with long driveway leading to a detached single garage. There is scope to extend to the rear (subject to planning consent) with one neighbour having added a double storey rear extension and loft conversion. The rear garden is approximately 180ft in length and mostly laid to lawn.

#### Tenure

Freehold

#### Local Authority

London Borough of Hillingdon

EPC rating = C

#### Viewing

Strictly by appointment with Savills





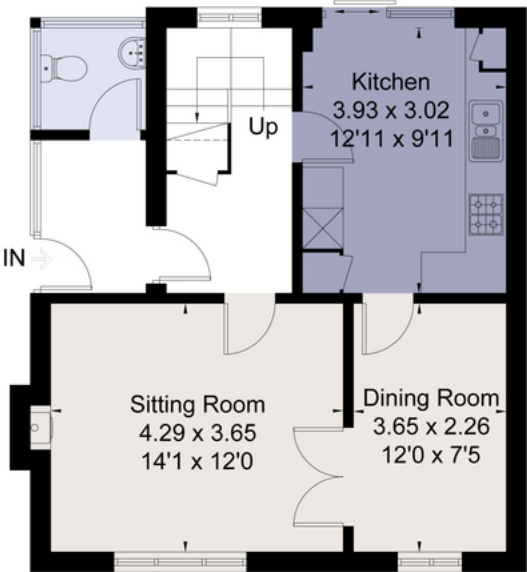




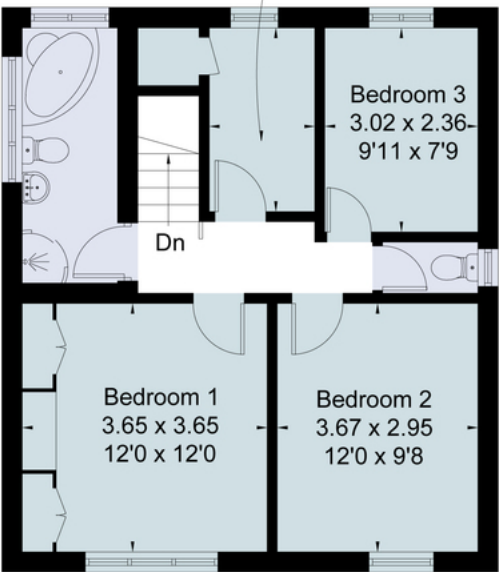
Approximate Area = 104.2 sq m / 1122 sq ft  
Garage = 12.6 sq m / 136 sq ft  
Total = 116.8 sq m / 1258 sq ft  
Including Limited Use Area (0.7 sq m / 7 sq ft)  
For identification only. Not to scale.  
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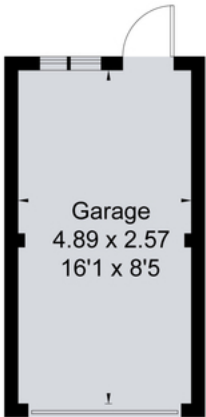
[ ] = Reduced head height below 1.5m



Ground Floor

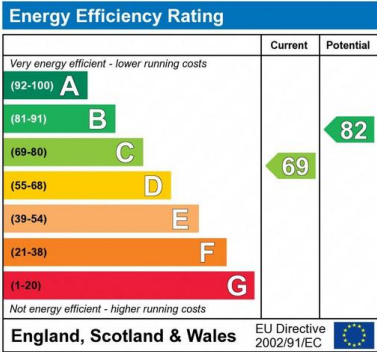


First Floor



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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