



Deceptively spacious cottage style home.

86 High Street, Harefield, Middlesex, UB9 6RZ

Freehold



Within quarter of a mile of the village centre • Ground floor bedroom suite • Off street parking • Versatile accommodation • Good size kitchen diner • Two detached garden rooms

#### 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.

Harefield is approximately within 5 miles from Rickmansworth, Northwood, Ruislip and Uxbridge. There is a selection of good schools, both private and state within the area. Good rail links to London from nearby Denham, Northwood and Rickmansworth. The M40, A40, and M25 (Junctions 16 & 17) are easily accessible with connections to major airports.

#### About this property

This charming detached cottage style home offers deceptively spacious accommodation that offers great versatility and includes a ground floor bedroom suite, a converted loft space and two detached garden rooms, all located within yards of the village centre.

The ground floor offers a reception hallway with parquet flooring that leads through into the sitting room which has a fireplace with log burner. To the front there is a door to lobby with additional door to the front that provides possibilities of use as an annexe. to the rear is a snug with adjacent shower room

that has been used as an occasional bedroom. This in turn leads to a conservatory with log burner and access to garden. The kitchen diner is large and has a range of fitted cabinets in cream, a breakfast bar, tiled floor and picture window overlooking the gardens. There is a utility room to the side. Also accessed from the kitchen is a lobby with doors to a ground floor bedroom and shower room.

The first floor offers three bedrooms and a family shower room and a staircase leading to a converted loft room with window to rear and storage cupboards and a further loft room with scope for conversion.

The rear garden is enclosed and private and has patio with pergola and lawn with flower and shrub borders. There are two detached garden rooms, both with wc facilities making them suitable as home office or occasional bedrooms. To the front there is graveled driveway and retaining wall.

#### Tenure

Freehold

#### Local Authority

London Borough of Hillingdon

EPC rating = D

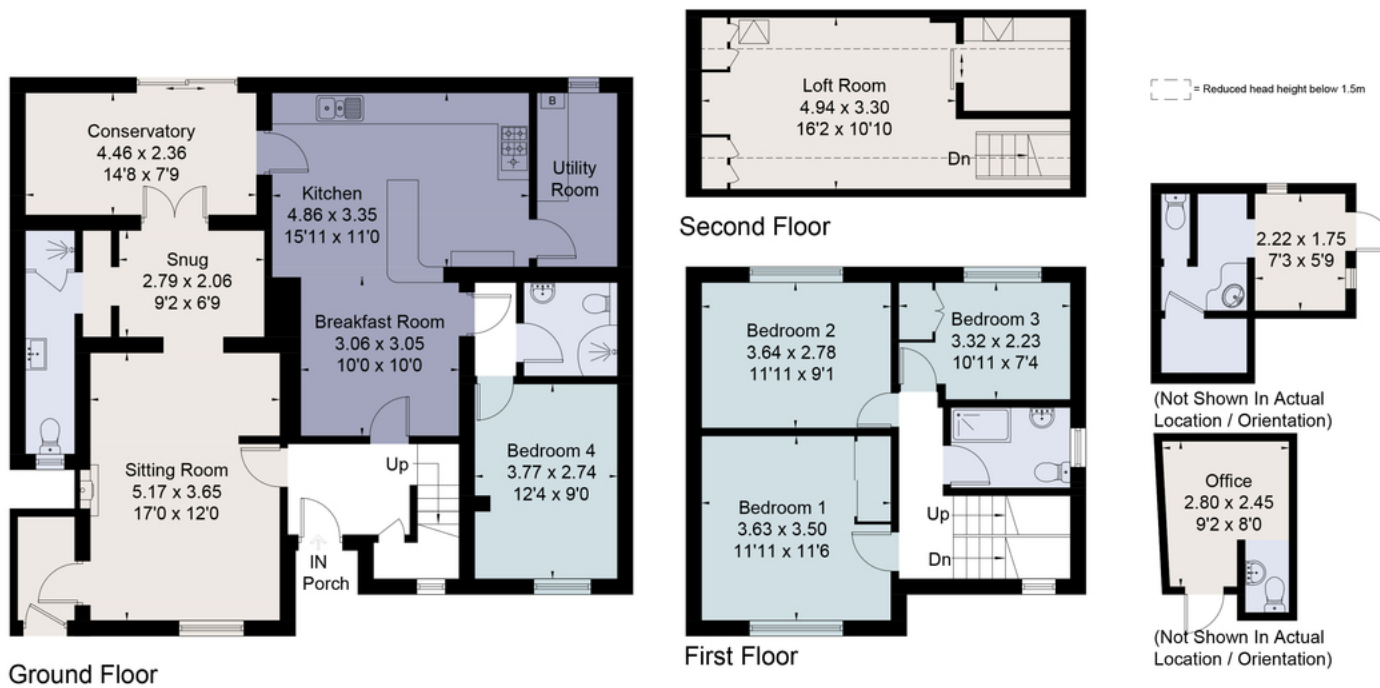
#### Viewing

Strictly by appointment with Savills

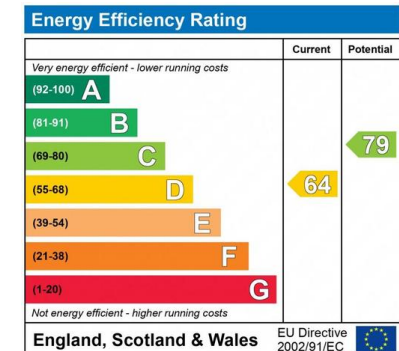




Approximate Area = 175.5 sq m / 1889 sq ft  
 Outbuildings = 17 sq m / 183 sq ft  
 Total = 192.5 sq m / 2072 sq ft  
 Including Limited Use Area (8.9 sq m / 96 sq ft)  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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