



# 2 JACKS LANE

Harefield, Uxbridge, Middlesex, UB9 6HE

savills



## A SPACIOUS FAMILY HOME FRONTING THE GRAND UNION CANAL

2 JACKS LANE, HAREFIELD, UXBRIDGE,  
MIDDLESEX, UB9 6HE

**Price On Application, Freehold**

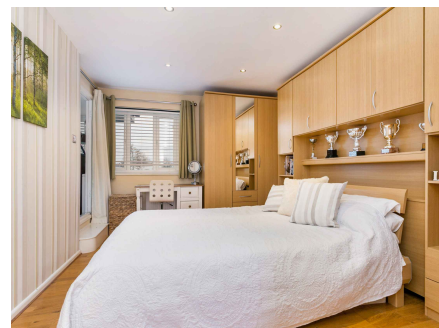
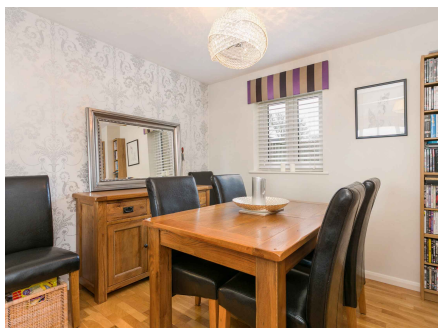
Sitting/dining room ♦ kitchen ♦ cloakroom ♦ 3 bedrooms  
♦ 2 bath/shower rooms ♦ landscaped garden ♦ detached  
double garage ♦ EPC rating = C

### Situation

Jacks Lane has an enviable position on the Grand Union Canal, close to Harefield village centre with local shops and schools, and about 3 miles from Rickmansworth which offers a comprehensive shopping centre with the foods halls of Marks & Spencer, Waitrose and Tesco. Rickmansworth Station offers a frequent service to London, Baker Street and the Chiltern Turbo, a fast Main Line service to Marylebone. The property is also well connected with the A40, M40, M25, Uxbridge town centre and Heathrow, all within 10-20 minute drive.

### Description

The property is entered through stylish double doors into an inner hall. The sitting room has stunning views along the canal to the front and opens to the rear aspect dining area. There is an inner hall and cloakroom. The kitchen is superbly fitted with a range of gloss wall and floor units with work tops over. There is a single oven, gas hob with extractor over and an integrated fridge freezer. A door provides access to the rear garden.





On the first floor level there are three bedrooms. The modern contemporary family bathroom is fully tiled and fitted with a white suite. The en suite master bedroom comes with an excellent lounge area overlooking the canal to the front.

#### Outside

The lawned rear garden is a beautifully landscaped and has an excellent decked area ideal for al fresco dining and BBQs. The garden gives access to the detached double garage.

#### Directions

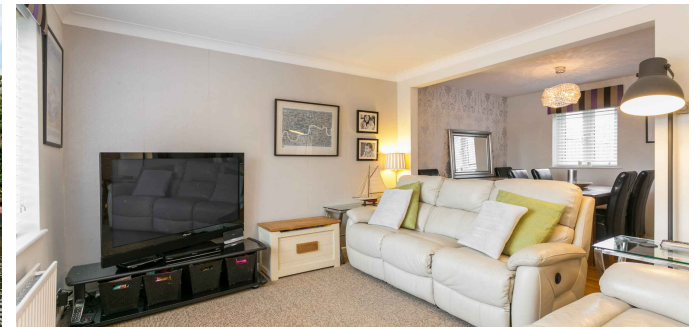
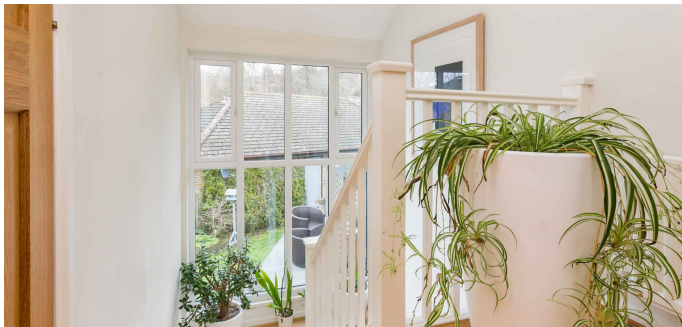
From the roundabout in the centre of Harefield take Park Road and proceed down the hill, as you approach the bottom of the hill Jacks Lane can be found on your left hand side just before the traffic lights. Follow the road along to number 2 which is on the right hand side.

#### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

#### Viewing

Strictly by appointment with Savills.

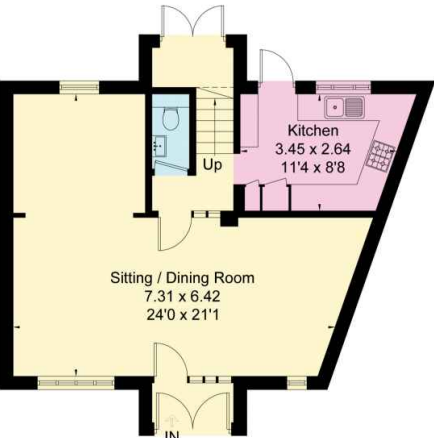


FLOOR PLANS

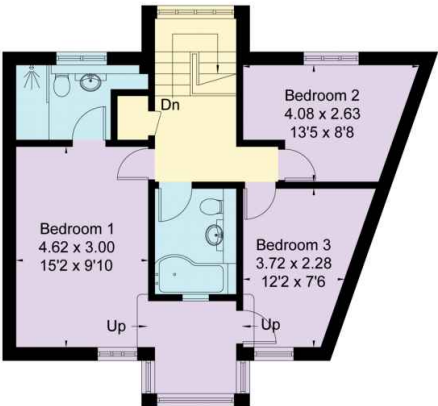
Approximate IPMS2 Floor Area = 109.1 sq m / 1174 sq ft  
Garage = 31 sq m / 334 sq ft  
Limited Use Area = 3.1 sq m / 33 sq ft  
For identification only. Not to scale.  
© Fourwalls Group



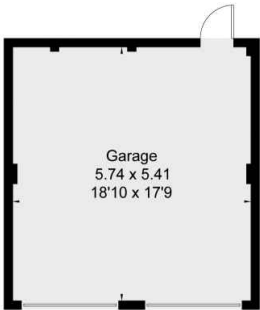
[Symbol] = Reduced head height below 1.5m



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		85
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>	70	
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC