



- North Uxbridge Location
- 2500 Sq. Ft.
- 1852 Built 'The Limes'
- Excellent Schools Nearby
- Full Artificial Grass Lawn

- FOUR Double Bedrooms
- Resin Bound Driveway
- 10 Minute Walk To Uxbridge Station
- FIVE Reception Rooms
- EPC Rating D

A wonderful opportunity to purchase one of the most coveted homes in Uxbridge and the surrounding areas.

This grandiose 1852 built residence is Grade 2 Listed and occupies a large corner plot providing a stunning outlook over Uxbridge and the Colne Valley. Internal floor space is abundant with the property spanning over 2500 sq. ft, this comprises FOUR double bedrooms, THREE bath/shower rooms and FIVE reception rooms, all rooms are naturally bright and airy.

The house contains over four storeys of character features and has been refurbished to an extremely high standard by the current owners Benefits include; recently re-roofed and repainted, full artificial lawn, resin bound driveway, composite decking, re-carpeted and electrics are up to a modern standard, the property also benefits from a storage facility in the grounds.

Further inclusions are as follows:

- Fully fitted high end German Kitchen (Fitted by Grant & Stone Aylesbury)
- Luxury carpets (Kechsilk)
- Solid oak front door
- Marble fireplaces and accents in bathrooms

Harefield Road is an extremely well connected residential road situated in the heart of Uxbridge Town Centre and offers immediate access to all that the town has to offer, it is a short stroll to Uxbridge Underground Station with Metropolitan Line and Piccadilly Line connections, Uxbridge High Street and Intu Shopping Centre. Press Road is also conveniently located to be very easily accessible to the M40/M25/M4 motorway's, Heathrow Airport, Hillingdon Hospital and Brunel University.

Disclaimer:

These particulars are a general guide only for prospective buyers. They do not form part of any contract. Services, systems and appliances have not been tested.

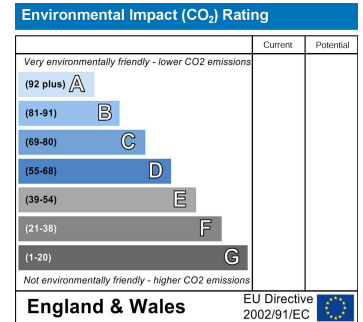
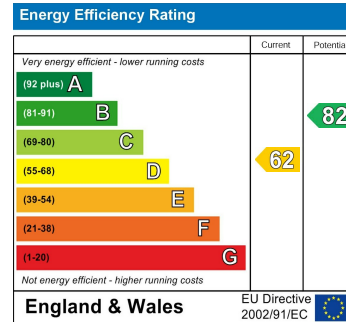
Tenure: Freehold

Local Authority: Hillingdon Council

Council Tax Band: G (circa £2700 p.a)

Buyers information:

In accordance with HMRC Anti Money Laundering Regulations a buyer(s) must attend our office to provide Photo Identification and Proof of Address (valid in last 3 months)



Harefield Road, Uxbridge, UB8



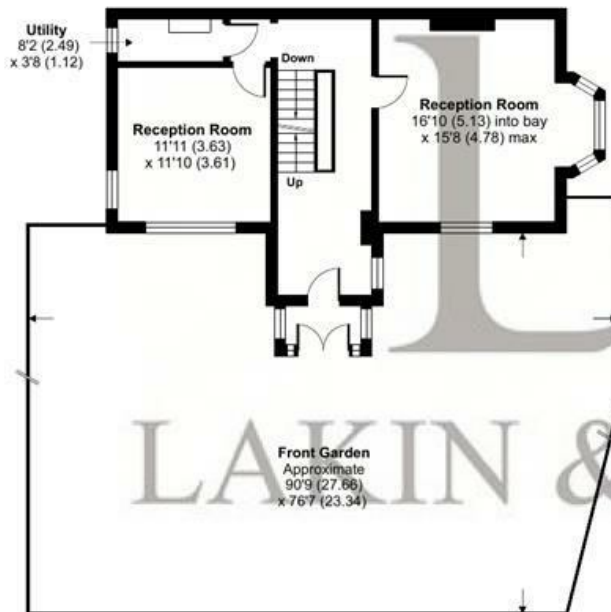
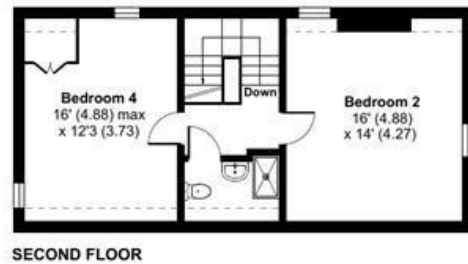
Denotes restricted head height

Approximate Area = 2496 sq ft / 232 sq m

Limited Use Area(s) = 32 sq ft / 3 sq m

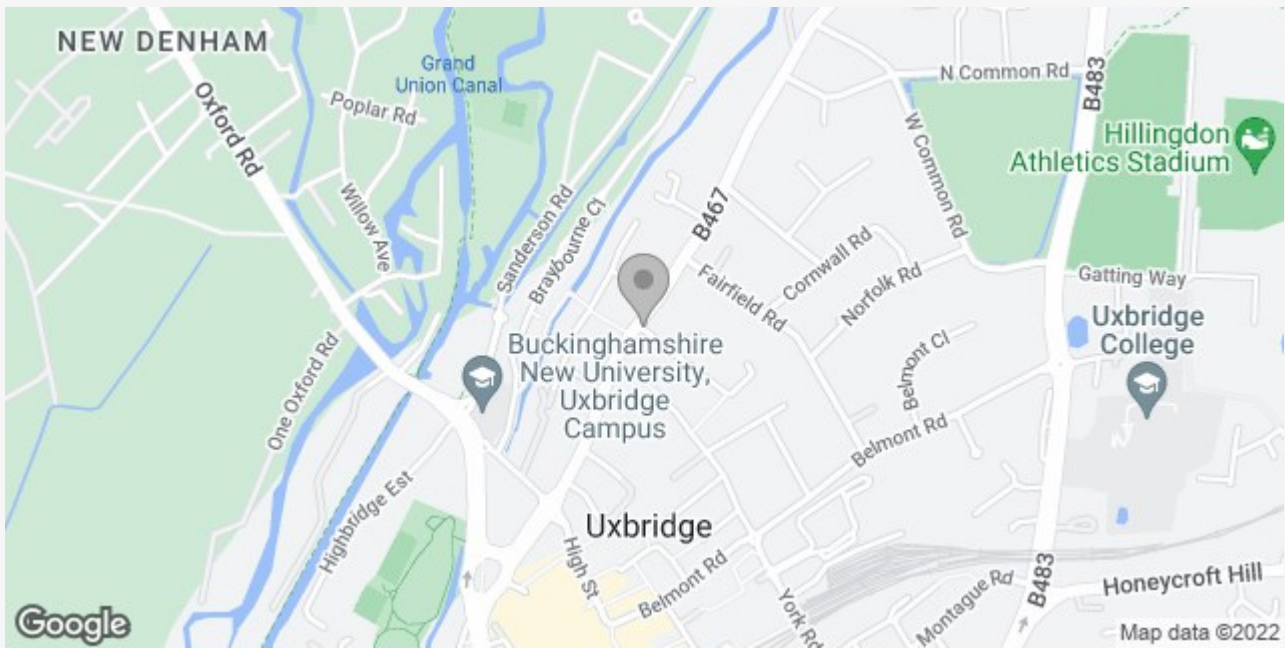
Total = 2528 sq ft / 235 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2022. Produced for Lakin & Co. REF: 889356

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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