

Church Hill, Uxbridge, Greater London, UB9 6DX



**£784,000 Freehold**  
**3 Bedroom Detached House**

We are delighted to present this THREE DOUBLE BEDROOM DETACHED HOUSE, situated in this popular location.

- THREE DOUBLE BEDROOMS
- LOUNGE
- STUNNING VIEWS
- FAMILY BATHROOM
- LIVING ROOM
- GARAGE
- KITCHEN/DINING ROOM
- DOWNSTAIRS CLOAKROOM
- GARDEN
- DRIVEWAY
- POTENTIAL TO EXTEND

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The ground floor of this property benefits from a welcoming entrance hall with a guest cloakroom coming off of it. To the front of the property is a good sized living room with double doors that leads into a bright family room. To the rear of the house is a large kitchen (with Corian worktops, full Corian splash backs throughout and Corian sink) /dining room with sliding doors that open out onto the rear garden.

Upstairs there are three double bedrooms and a three-piece family bathroom suite as well as potential for an en-suite to bedroom one. Externally there is ample parking to the front and side of the property and also a garage. There is a good-sized rear garden made up of a combination of lawn and patio.

This property is situated in the village of Harefield, which is surrounded by picturesque countryside and the Grand Union Canal. There are many cafés, shops and restaurants just a short walk away as well as many local sporting facilities such a golf courses, football clubs and equestrian centres. Rickmansworth, Northwood and Denham are all short drives away and all have excellent transport links into Central London. The M25 is accessible from junction 17 and easily connects you to Heathrow airport and the M1. Viewing is highly recommended to appreciate the setting of this lovely family home.

- Local Authority: Three Rivers District Council
- Council Tax: Band F Approx. £2542.88 (2023-2024)
- Approx. Floor Area: 1459.4 Sq ft / 135.6 Sqm
- Nearest Station: 1.9 miles Denham Station – Chiltern Railways

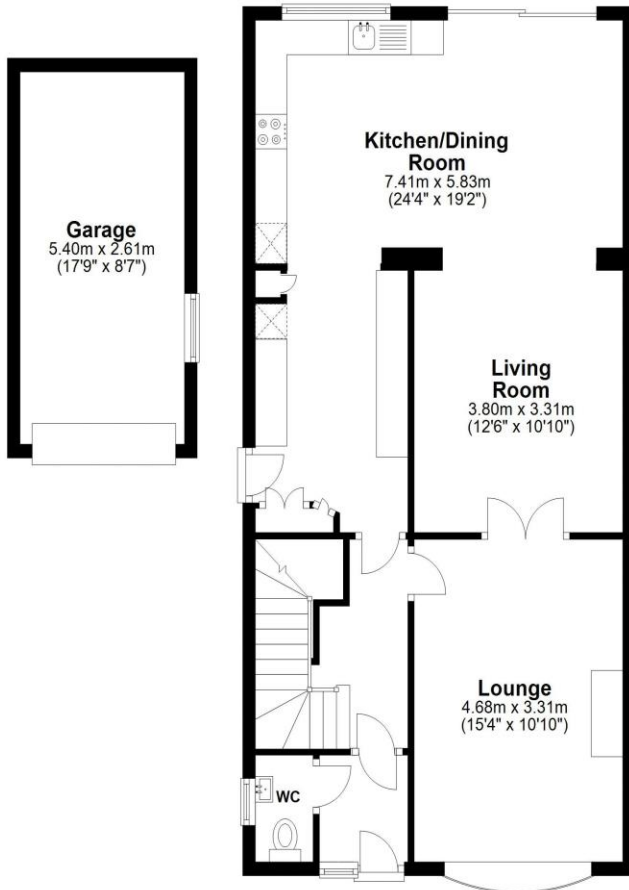


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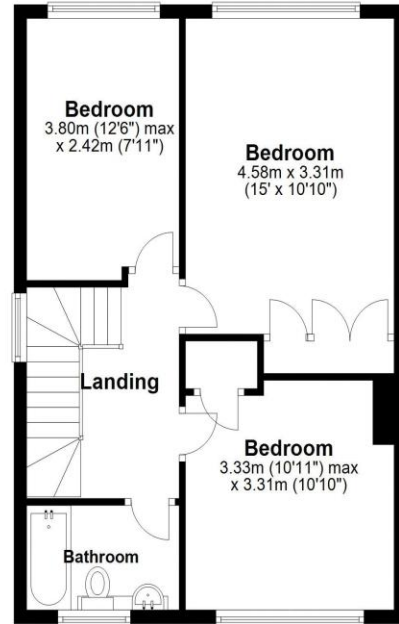
### Ground Floor

Approx. 85.6 sq. metres (920.9 sq. feet)



### First Floor

Approx. 50.0 sq. metres (538.4 sq. feet)



Total area: approx. 135.6 sq. metres (1459.4 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.

**VIEWING:** Strictly by appointment only, through owner's sole agents **LMG Estates Ltd t/a TREND & THOMAS, RICKMANSWORTH Ph 01923 773 616.**

**PLEASE NOTE:** It is not always possible to confirm the working order of the central heating at the time of our inspection, nor the working order of appliances included within the sale, therefore we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase, survey, or solicitors' costs.

**FIXTURES & FITTINGS:** Please note that nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired/plumbed in or not), gas fires or light fittings or any other fixtures are included within the purchase, unless otherwise stated.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		