



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



10 Pond Close, Harefield. UB9 6NG.

£735,000 Freehold

Hilton King and Locke are delighted to bring to market this large, 4-bedroom detached house just a short walk from Harefield Village centre. The property is chain free and offers extremely spacious, bright accommodation arranged over two floors which includes a reception room, kitchen, downstairs WC and three double bedrooms. The property is set in attractive mature gardens and has scope for further extension to the rear and front of the property, subject to planning permission.

The front door leads into an entrance hall which provides access to the large, bright airy, living room, spanning the whole width of the property. From both the living room and hallway you enter the kitchen which has a range of modern units at base and eye level with fitted appliances and a door leading into the front garden. Also on the ground floor you will find a WC and additional storage space. Moving to the first floor via stairs in the entrance hall, there is a central landing providing access to all four bedrooms and family bathroom. Bedroom one is a large double bedroom with ensuite shower and benefits from overlooking the garden and spinney behind. Both bedroom two and three are comfortable doubles and have joint use of the family bathroom. The fourth bedroom has built in wardrobes and is currently used as a dressing room for the master. The family bathroom has a bath with shower attachment above. This property



has parking for multiple cars and direct access into the semidetached garage.

Pond Close benefits from a large rear and private front garden. The front garden is accessible via a door leading from the kitchen or side gate. There is a patio/seating area, pond and garden shed for additional storage. The front garden also provides direct access to the garage. The back garden is a mature large garden, mainly laid to lawn. There is a patios/seating area which is accessible through a door off the back of the living room, which provides a fantastic suntrap seating area. The garden is surrounded by a beautifully aged brick wall and overlooks a peaceful spinney at the rear giving unrivalled privacy.

Pond Close is ideally situated within a peaceful, private close. The nearby village green is surrounded by shops, schools, doctor's, bus stops, Harefield Hospital and good pubs. Nearby are Northwood & Uxbridge Met Line Stations.



Important Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

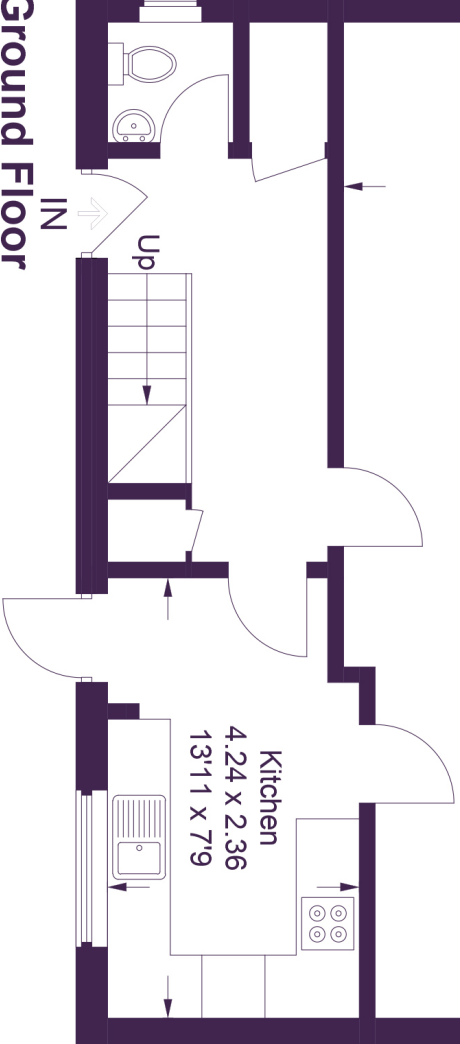
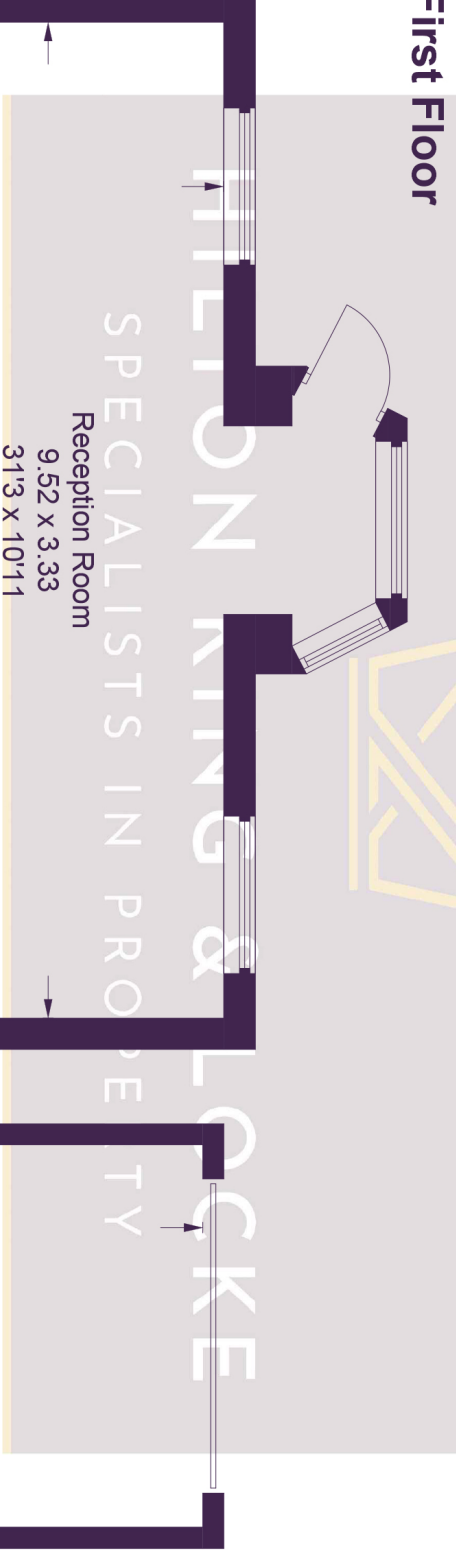
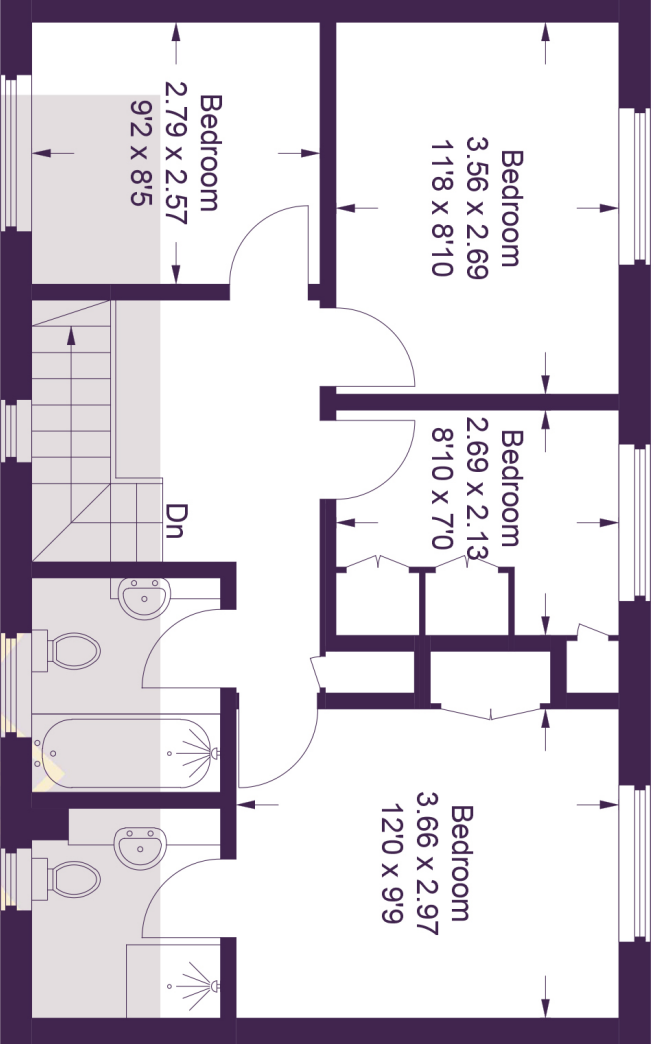


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10 Pond Close

Approximate Gross Internal Area
Ground Floor = 56.7 sq m / 610 sq ft
First Floor = 53.2 sq m / 573 sq ft
Garage = 20.1 sq m / 216 sq ft
Total = 130.0 sq m / 1399 sq ft



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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