

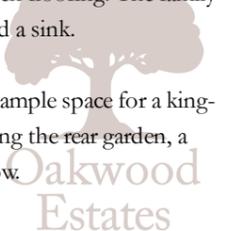


Oakwood Estates proudly offers this immaculately renovated and expanded four-bedroom, two-bathroom detached home with two reception rooms. Boasting a spacious garage with ample overhead storage, a charming summer house, and a rear garden facing southeast, it also features driveway space for a minimum of four vehicles. Conveniently located near schools, amenities, and a local park, this property promises comfortable living in a desirable neighbourhood.

Upon entering the property, you step into the entrance porchway, which leads to the inner hallway and offers a view of the front aspect through its window. The hallway boasts pendant lighting, a frosted window overlooking the side aspect, and stairs ascending to the first floor, with a convenient downstairs WC tucked underneath. From here, doors lead to both the living room and the spacious kitchen/dining room, with carpeting throughout. The living room, measuring 14'4" x 12'5", presents a generously sized window overlooking the front aspect, complemented by pendant lighting and ample space for a three-piece suite. The open-plan kitchen/dining room, measuring 16'1" x 21'7", is adorned with spot and pendant lighting, offering a bright and inviting atmosphere. It features a window and bi-folding door leading to the rear garden, a blend of wall-mounted and base kitchen units, provisions for an American-style fridge/freezer, integrated oven and grill, gas hob with extractor fan above, sink with mixer tap, a kitchen island/breakfast bar, and ample space for both dining and relaxation, all finished with tiled flooring.

Ascending to the first floor, the landing showcases a window overlooking the side aspect, providing access to three bedrooms and the family bathroom, with stairs continuing to the second floor. Bedroom two boasts a front-facing window, pendant lighting, room for a king-size bed, built-in storage, and carpet flooring. Bedroom three offers a pleasant view of the rear garden, pendant lighting, space for a double bed, built-in cupboards, and carpeted flooring. Bedroom four overlooks the front aspect and is equipped with a built-in bed and wooden flooring. The family bathroom is fully tiled and includes a frosted window, a bath with a shower attachment, a low-level WC, and a sink.

The second-floor hosts bedroom one, featuring windows overlooking both the rear garden and side aspect, spotlighting, ample space for a king-size bed, built-in storage, and wooden flooring. Adjacent is the shower room, also fully tiled, with a window overlooking the rear garden, a spacious shower cubicle, a low-level WC, and a hand wash basin with a mixer tap and vanity unit below.



Property Information

-  FREEHOLD
-  NO ONWARD CHAIN
-  TWO BATHROOMS
-  GARAGE
-  GOOD SIZE GARDEN
-  COUNCIL TAX BAND D (£1,760 P/YR)
-  FOUR BEDROOMS
-  TWO RECEPTIONS
-  DRIVEWAY PARKING
-  CLOSE TO LOCAL AMENITIES

					
x4	x2	x2	x4	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Front Of House

At the front of the property lies a spacious block-paved driveway, offering ample off-street parking space. The driveway is thoughtfully adorned with mature plantings and trees, enhancing the curb appeal and providing a welcoming ambience. Additionally, there is convenient access to both the garage and the rear garden from this area, ensuring ease of movement and functionality for residents and visitors alike.

Rear Garden

The rear garden boasts a generously sized patio area directly adjacent to the property, perfect for outdoor relaxation and entertainment. Beyond, a spacious lawn area offers ample room for children to play and pets to roam freely. Convenient access points to both the garage and the front of the property ensure seamless connectivity throughout the outdoor space. Adding to its charm, the garden also features a delightful summer house and showcases mature plantings, creating a tranquil and picturesque environment.

Tenure

Freehold

Council Tax Band

Band D (£1,760 p/yr)

Plot/Land Area

0.08 Acres (325.00 Sq.M.)

Mobile Coverage

5G Voice and data

Internet Speed

Ultrafast

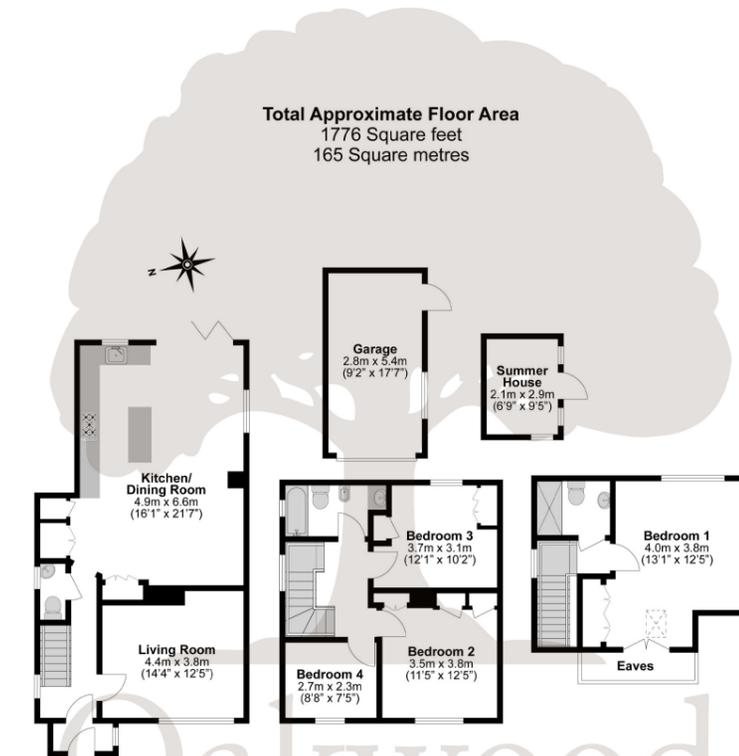
Schools

The Harefield Academy - 0.19 miles
 Harefield Junior School - 0.31 miles
 Harefield Infant School - 0.35 miles
 St Mary's Church of England Primary School, Rickmansworth - 1.76 miles
 Holy Trinity CoFE Primary School - 1.81 miles
 Maple Cross Junior Mixed Infant and Nursery School - 1.85 miles
 Denham Green E-Act Primary Academy - 1.9 miles
 The Hall School - 1.92 miles
 London School of Theology - 2 miles
 RNIB Sunshine House School and Children's Home - 2.01 miles

Area

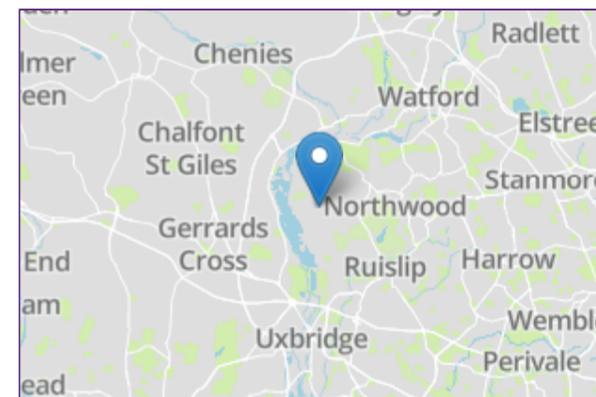
Harefield is a village located in the London Borough of Hillingdon, England. Situated in the historic county of Middlesex, it lies approximately 14 miles northwest of Central London. Harefield is nestled within the picturesque countryside, offering a peaceful retreat from the hustle and bustle of city life. Despite its rural setting, it benefits from being within close proximity to London, making it an attractive residential area for commuters. Harefield is home to several notable landmarks and attractions. One of its most famous landmarks is the Harefield Hospital, which has a renowned heart and lung transplant unit. The village also boasts picturesque countryside, including Harefield Moor and Harefield Place, offering opportunities for outdoor activities and exploration. Despite its relatively small size, Harefield has a strong sense of community. The village hosts various events and activities throughout the year, bringing residents together and fostering a tight-knit community spirit. Harefield offers a range of amenities to its residents, including local shops, schools, healthcare facilities, and recreational spaces. Additionally, its proximity to larger towns and cities provides access to a wider array of amenities and services. Overall, Harefield is a charming village with a rich history, beautiful countryside, and a strong sense of community, making it an attractive place to live for both families and individuals seeking a peaceful yet accessible location.

Floor Plan



Illustrations are for identification purposes only, measurements are approximate, not to scale.

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	