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16 Priory Cottages, Harvil Road, Harefield. UB9 6AS.

£745,000 Freehold

\*Planning Approval Received to Build Attached House to Existing Property - Planning ref: 39392/APP/2024/397\*

Priory Cottages offers well-balanced accommodation arranged over two floors, complemented by a substantial outbuilding/summer house and a large rear garden. The ground floor features a bright and welcoming living room alongside a contemporary fitted kitchen, ideal for everyday living and entertaining. There is a downstair WC and rear door leading directly onto the garden patio. Upstairs, there are three well-proportioned bedrooms and a family bathroom. With the master and second bedroom benefitting from built in storage.

The interior is presented in modern decorative order throughout, making the property ready for immediate occupation while still offering scope for future enhancement.

Externally, the home benefits from off-street parking for multiple vehicles to the front, a particularly attractive feature for families and commuters alike. To the rear, the large garden provides excellent outdoor space and includes a sizeable outbuilding/summer house, suitable



for a home office, gym or studio.

Of particular note, planning permission is already in place to build a second dwelling, presenting an outstanding opportunity for developers, investors or buyers seeking future growth potential.

This property allows for easy access to the M25, M40, and A40 and Harefield Village with local amenities such as a bakery, CO-Op, and coffee shops. Uxbridge, Ruislip, and Ickenham are all within a short drive, each offering tube lines for quick access to central London. The area is also well-served by bus routes, making it a convenient location for both residents and visitors.

Situated in a popular and accessible location, the property combines comfortable modern living with significant long-term potential.



#### 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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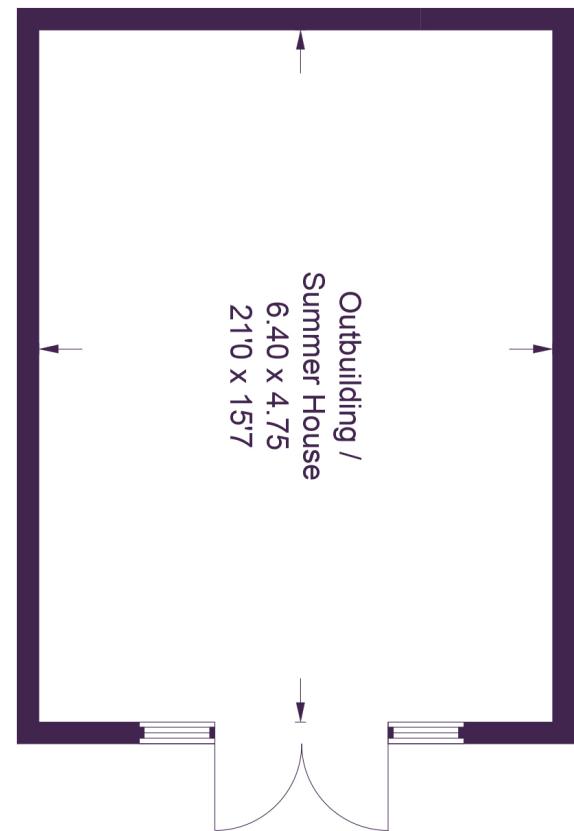
Approximate Gross Internal Area

Ground Floor = 39.5 sq m / 425 sq ft

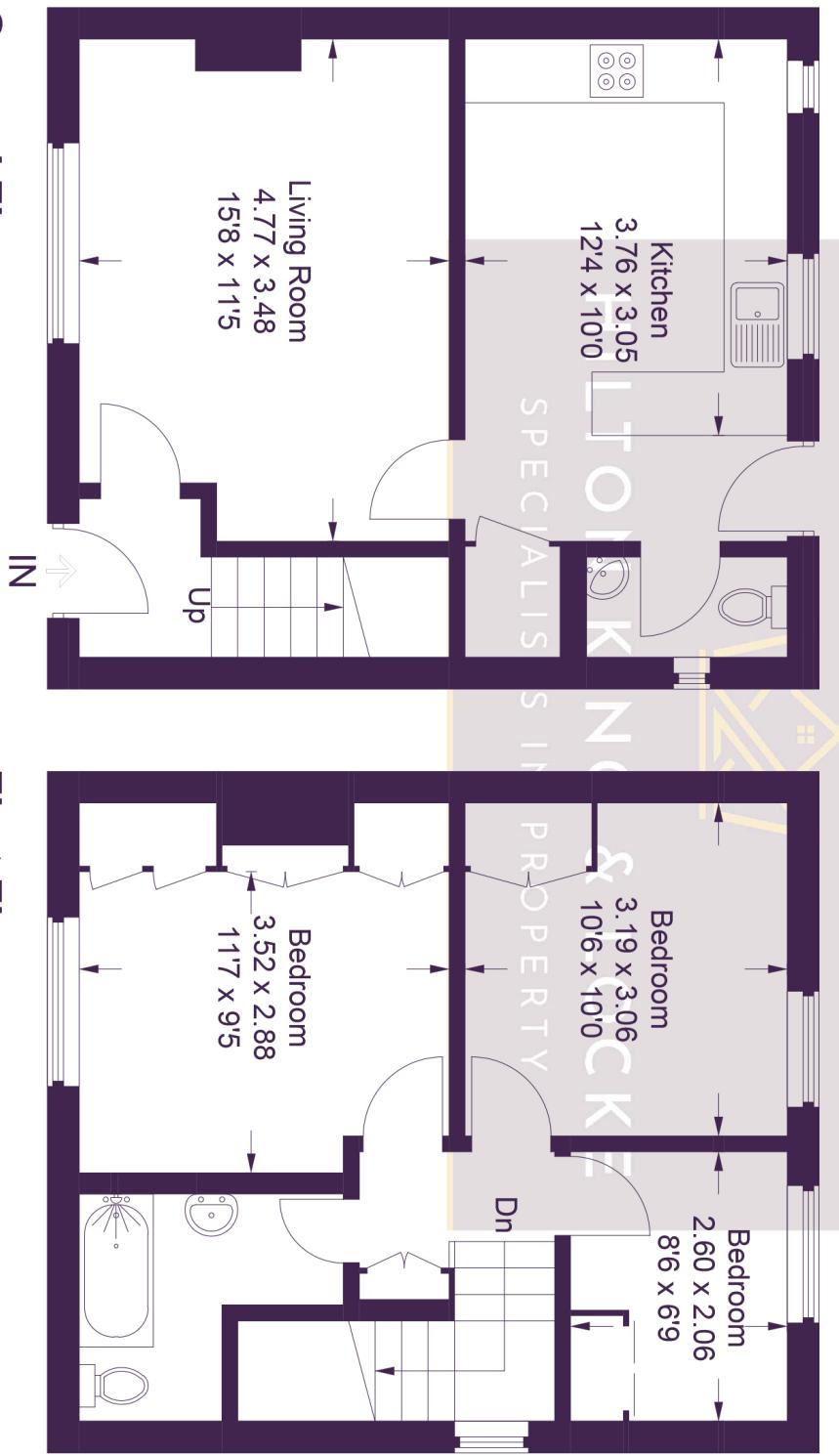
First Floor = 39.2 sq m / 422 sq ft

Outbuilding / Summer House = 30.4 sq m / 327 sq ft

Total = 109.1 sq m / 1,174 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.