











This charming 2-bedroom cottage offers fantastic potential for those looking to make their mark and transform a property into their ideal home, originally constructed in 1851 the property still holds some original features and charm. Upon entering, you're welcomed by a warm and inviting atmosphere. The spacious living room, featuring oak flooring and a large wood burner, provides a cozy space with dual aspects to the front and rear, allowing plenty of natural light to fill the room. Just off the living room, you'll find a downstairs bathroom, equipped with a three-piece suite including a toilet, shower, and basin. The kitchen, though in need of modernisation, is a good size and benefits from ample storage with a range of cupboards at both floor and eye level, offering great scope for improvement.

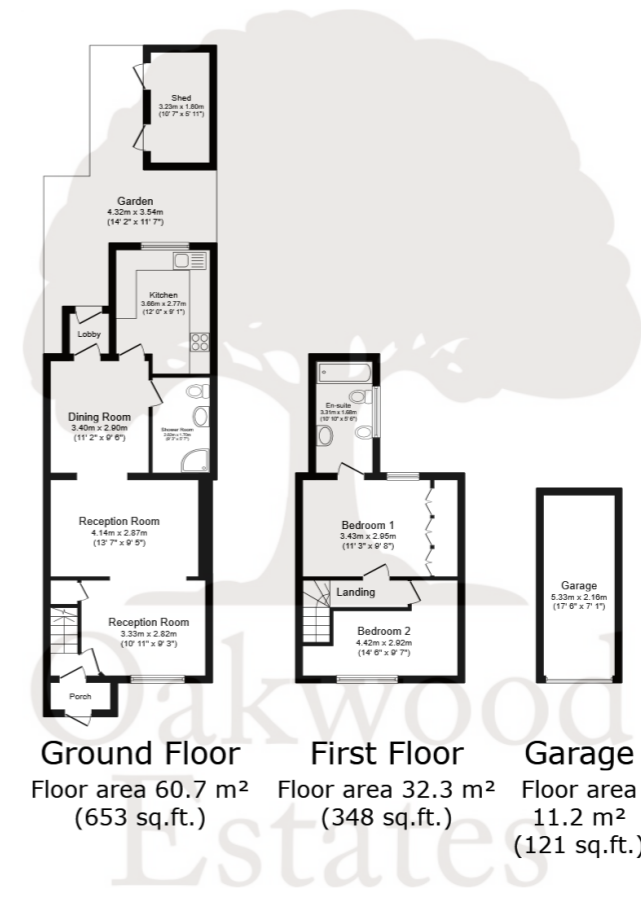
Upstairs, there are two generous bedrooms, both with fitted wardrobes. The master bedroom has the added advantage of an ensuite bathroom, complete with a bath, toilet, bidet, and basin.

Externally, the property enjoys both front and rear gardens, providing outdoor space to relax and enjoy. There is also communal parking shared with just two other cottages, along with the added benefit of your own garage for additional storage or parking.



-  2 BEDROOM COTTAGE
-  QUIET LOCATION
-  GARAGE
-  COUNCIL TAX BAND- D
-  NO CHAIN
-  2 BATHROOMS
-  RIVERSIDE LOCATION
-  EPC- E
-  POTENTIAL TO EXTEND (S.T.P.P)

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



TOTAL: 104.2 m² (1,122 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.



Local Area

Harefield is a picturesque village located in the London Borough of Hillingdon, in the northwest corner of Greater London. While it benefits from close proximity to urban amenities, Harefield retains a charming, rural feel, making it an attractive location for those looking for a more peaceful lifestyle while still being well-connected.

Transport Links

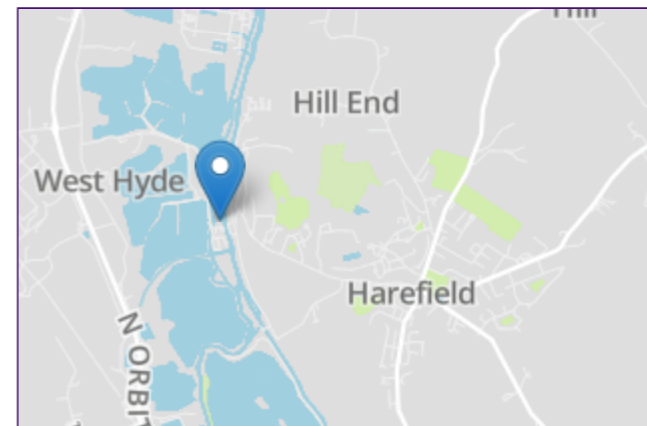
Although it feels like a rural retreat, Harefield is well connected to central London and other surrounding areas. Uxbridge, a nearby town, offers excellent transport links via the Metropolitan and Piccadilly lines, providing easy access into central London. There are also bus routes that connect Harefield to nearby towns like Rickmansworth, Northwood, and Watford. For those with a car, access to the M25 and M40 motorways is quick and convenient.

Amenities

Harefield offers a range of local amenities including a variety of shops, pubs, and cafes. Harefield Village Stores is a popular spot for everyday essentials, and there are several local pubs such as The Harefield Tavern, Coi Karp and The Rising Sun that serve. There are also schools nearby, including Harefield Academy, which is well-regarded, making the village a good option for families.

Council Tax

Band D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		<small>EU Directive 2002/91/EC</small>	