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SPECIALISTS IN PROPERTY



1 Broadwater Gardens, Harefield, Uxbridge, Greater London. UB9 6AL.

£590,000 Freehold



Hilton King and Locke are proud to bring to the market this well presented, three-bedroom semi-detached property located in the ever-popular town of Harefield. This property is the perfect family home for people looking to move up the property ladder, first home buyers or a landlord looking to add to their portfolio. This property presents plenty of potential for extension subject to the usual planning consents and provides off-street parking for three to four cars. The property provides plenty of land around the property giving buyers options to build further development for flexible purposes such as an outbuilding for family members or as a rental opportunity (STPP).

You are greeted upon entry by a sizeable porch area giving access into the main entrance hall. The ground floor consists of a large front aspect living room, a spacious fitted kitchen with a gas hob, a downstairs w/c, two storeroom areas and a substantially sized lean to.

As you make your way to the first floor you are welcomed by the bright and airy hallway. You will find three good sized bedrooms all benefitting from fitted wardrobes. The master bedroom has plenty of floorspace. The second bedroom also



has fitted cupboard space and finally, the third bedroom fits a single bed. The first floor also compliments with a modern bathroom with a bath and shower.

The garden to this property completely wraps around the property separated by a gated fence. The rear garden has a small patio area to enjoy hosting in those summer months.

Broadwater Gardens is located on a quiet road and is within walking distance to the Broadwater Lake Nature Reserve. The property is within close distance to all local amenities, shops and restaurants/pubs. Broadwater Gardens is a 5-minute drive (1.8miles) from the nearest train station located in Denham which offers the Chiltern Railway, a 12 minute drive onto the M40 and 10 minute drive onto the M25. Ickenham station is an 8 minute drive from the property and has the Metropolitan Line and Piccadilly Line London underground providing an easy commute into central London.



**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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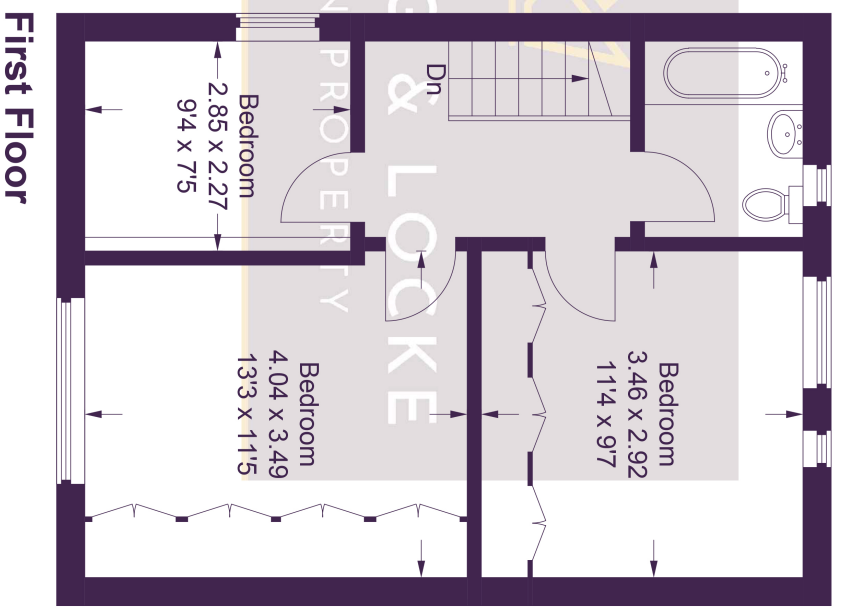
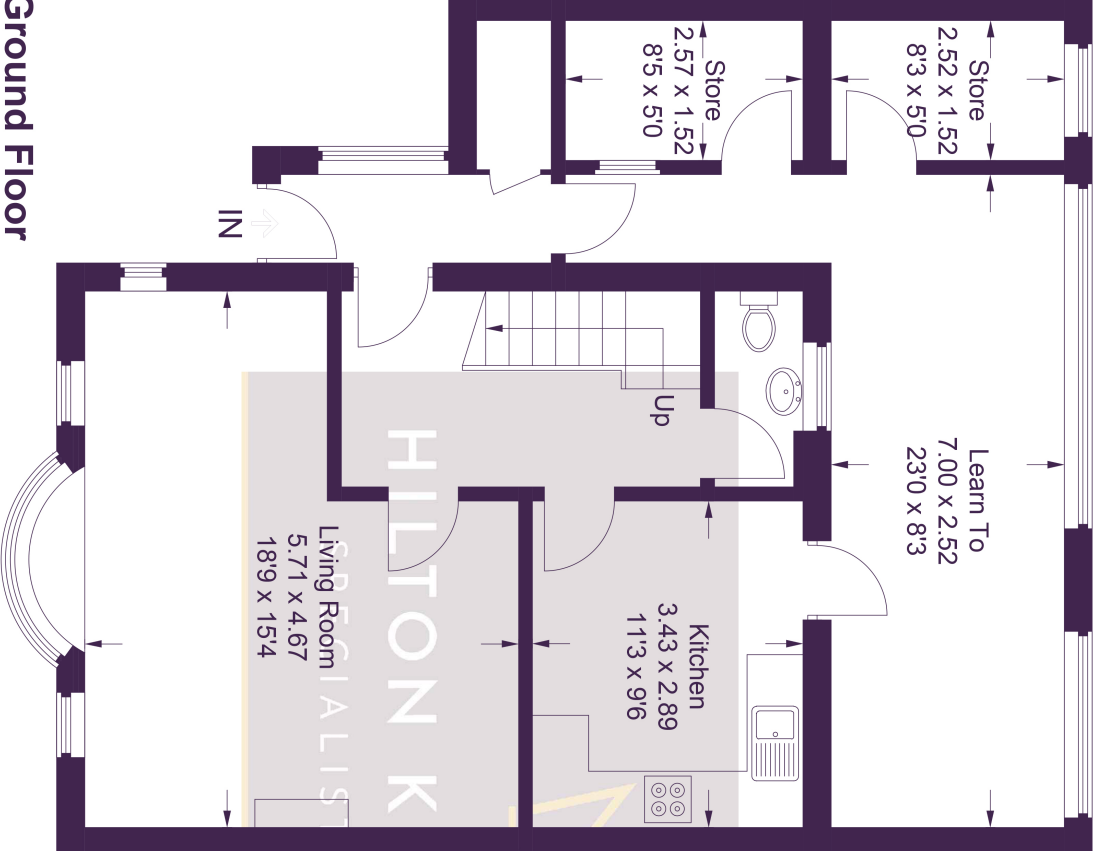
# 1 Broadwater Gardens

Approximate Gross Internal Area

Ground Floor = 81.4 sq m / 876 sq ft

First Floor = 44.3 sq m / 477 sq ft

Total = 125.7 sq m / 1,353 sq ft



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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