



**SPACIOUS THREE BEDROOM, TWO BATHROOM PROPERTY IN TRANQUIL LOCATION**

Springwell Lane, Harefield, Uxbridge, UB9 6PG

**ROBSONS**



## SPACIOUS 3 BEDROOM 2 BATHROOM PROPERTY IN TRANQUIL LOCATION

Springwell Lane, Harefield, Uxbridge, UB9 6PG

**KITCHEN & UTILITY • RECEPTION ROOM/  
DINING AREA • FAMILY ROOM • DINING  
ROOM • CONSERVATORY • GROUND  
FLOOR BEDROOM WITH EN-SUITE • GUEST  
CLOAKROOM • TWO ADDITIONAL BEDROOMS  
• FAMILY BATHROOM • GARAGING FOR  
MULTIPLE VEHICLES • GARDEN ROOM WITH  
SHOWER ROOM • GARDEN OFFICE • LARGE  
GATED DRIVEWAY • NEARLY 3 ACRES OF  
EXTENSIVE GARDENS AND LAND**

This spacious gated property is set in nearly 3 acres of land and is situated in a sought after tranquil location. The property provides 2,347sqft of flexible living accommodation, together with garaging for multiple vehicles.

The ground floor accommodation comprises a reception/ dining room with feature fireplace, family room, dining room and a large conservatory overlooking the gardens. There is a 21' kitchen with ample wall and base units, electric ovens and hob, together with a breakfast bar. This is open to the generously sized utility room, both of which have doors to the rear garden.







The principal bedroom is on the ground floor and has an en-suite shower room. There are two additional bedrooms on the first floor, together with the family bathroom.

The property is approached via a gated driveway, which provides parking for multiple vehicles. There is a double garage and a tandem garage, both with access to a central store room. The superb gardens and land are extensive and surround the property, being nearly 3 acres. The gardens are mainly laid to lawn with, patio areas, pergola and mature planting. The property has the advantage of a garden office and also a garden room, which has shower room.

The property is situated between Rickmansworth and Harefield, surrounded by beautiful countryside along the Grand Union Canal. Rickmansworth town centre has a wide range of shops, coffee houses, restaurants and major supermarkets. The Metropolitan and Chiltern line train services connect you to London. The M25 motorway is available at both junction 17 and 18. The area is well served for good quality private and state schools for all ages. Rickmansworth offers everything for the sporting individual from rugby, cricket, football, tennis, horse riding and golf. Rickmansworth Aquadrome is an ideal setting for walks, sailing, fishing and water skiing.

Guide Price: £1,675,000

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council Tax Band: G

Energy Efficiency Rating: Band D





Springwell Lane Harefield, Uxbridge  
 Approximate Gross Internal Area  
 Main House = 218 Sq M/2347 Sq Ft  
 Garage = 86 Sq M/926 Sq Ft  
 Outbuildings = 41 Sq M/441 Sq Ft  
 Total = 345 Sq M/3714 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

**ROBSONS**

130 High Street, Rickmansworth, Hertfordshire, WD3 1AB  
 Tel: 01923 777762 Email: rickmansworth@robsonswb.com

[www.robsonswb.com](http://www.robsonswb.com)

[www.the-londonoffice.co.uk](http://www.the-londonoffice.co.uk)  
 40 ST JAMES'S PLACE SW1

Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.