



Pond Close  
HAREFIELD, UB9 6NG





## £675,000

A superb three bedroom detached family house with two bath/shower rooms for sale. The house was originally a four bedroom and is situated in a sought after location in the centre of Harefield village, backing onto the cricket grounds with great views from the balcony/terrace off the master bedroom. The spacious ground floor accommodation comprises of an entrance hallway, spacious lounge/sitting room, kitchen, dining/family room, conservatory, cloakroom and utility room. The first floor boasts three bedrooms and two bath/shower rooms (one en-suite). The property also benefits from front and rear gardens with a private driveway and off street parking for two cars to the front. Other benefits include double glazing and gas central heating. A viewing is highly recommended, please contact the Harefield office to arrange a viewing.

### ENTRANCE HALLWAY

Wooden front door leading to the hallway. Carpet and radiator. Ceiling spotlights. Carpeted stairs leading to the first floor. Under stairs storage cupboard.

### DOWNSTAIRS CLOAKROOM

Double glazed front aspect opaque window. Vanity hand wash basin and low level WC. Tiled flooring and part tiled walls. Heated towel rail.

### LOUNGE / SITTING ROOM

20' 7" x 16' 4" (6.27m x 4.98m) Double glazed rear aspect windows. Double glazed sliding doors leading to the conservatory. Carpet and two radiators. Ceiling spotlights.

### KITCHEN

10' 3" x 9' 1" (3.12m x 2.77m) Double glazed front aspect window. Good range of wall and base units. Fitted range cooker with five ring gas hob and stainless steel extractor above. Built in dishwasher and fridge. Tiled flooring and part tiled walls. Ceiling spotlights. Serving hatch.

### DINING / FAMILY ROOM

13' 2" x 9' 8" (4.01m x 2.95m) Double glazed sliding door leading to the conservatory. Double glazed side aspect opaque clerestory window. Carpet and two radiators. Ceiling spotlights. Door to the utility room.

### CONSERVATORY

12' 11" x 11' (3.94m x 3.35m) Double glazed rear aspect French doors leading to the garden. Double glazed side and rear aspect windows. Carpet and radiator.

### UTILITY ROOM

Wooden flooring. Space for appliances. Ceiling spotlights. Wall mounted boiler. Extractor.

### FIRST FLOOR HALLWAY

Double glazed rear aspect window above the stairs. Carpet and radiator. Ceiling spotlights. Loft access hatch. Built in storage cupboard.



## MASTER BEDROOM

13' 4" x 12' (4.06m x 3.66m) Double glazed sliding door leading to the balcony/terrace. Carpet and radiator. Built in wardrobes and units. Ceiling spotlights. Doors to the en-suite shower room.

## EN-SUITE SHOWER ROOM

Double glazed front aspect opaque window. Shower cubicle with glazed sliding door. Hand wash basin and low level WC. Tiled flooring and walls. Ceiling spotlights. Heated towel rail.

## BEDROOM TWO

10' 4" x 8' 8" (3.15m x 2.64m) Double glazed front aspect window. Carpet and radiator. Ceiling spotlights. Built in wardrobes.

## BEDROOM THREE

10' 4" x 9' 4" (3.15m x 2.84m) Double glazed rear aspect window. Carpet and radiator. Ceiling spotlights.

## FAMILY BATHROOM

Double glazed front aspect opaque window. Panel enclosed bath with shower attachment and glazed shower screen. Vanity hand wash basin and low level WC. Tiled flooring and walls. Ceiling spotlights. Heated towel rail.

## BALCONY / TERRACE

Superb paved balcony/terrace to the rear with great views of the cricket grounds and beyond.

## REAR GARDEN

Rear garden measuring approximately 60 ft wide, mainly lawn with paved patio area. Side passageway leading to the front of the property.

## FRONT GARDEN

Lawn area of front garden with mature borders.

## PRIVATE DRIVEWAY

The house also benefits from a private driveway with off street parking for two cars to the front of the property.

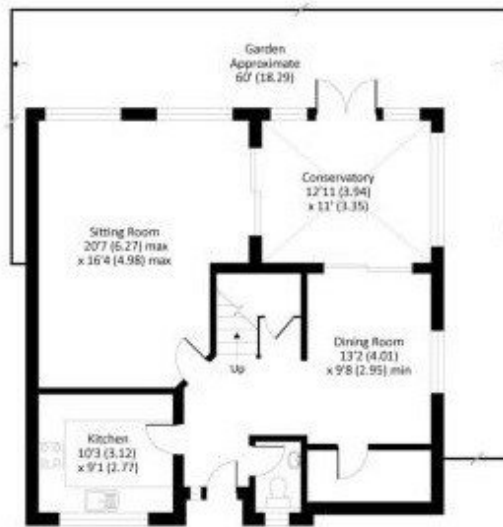


## Pond Close, Harefield, Uxbridge, UB9 6NG

Main house gross internal area = 1458 sq ft / 135 sq m



FIRST FLOOR



GROUND FLOOR

All measurements are made in accordance with RICS Code of Measuring Practice which are approximate and only for illustrative purposes.



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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		83
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	68	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

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