



High Street
HAREFIELD, MIDDLESEX, UB9 6BZ



£445,000

An attractive modern three bedroom cottage style semi-detached house with two shower rooms for sale, situated in a convenient location just moments walk to the centre of Harefield Village. The property is being sold with NO ONWARD CHAIN. The ground floor accommodation comprises of an entrance hallway, spacious lounge with feature fireplace, kitchen, conservatory and downstairs cloakroom. The first floor boasts three bedrooms and two shower rooms (one en-suite). The house also benefits from low maintenance front and rear gardens together with allocated parking. A viewing is highly recommended, please call the Harefield office of Rodgers Estate Agents to arrange a viewing.

ENTRANCE HALLWAY

Wooden front door with bevelled glass panel. Wooden flooring. Radiator. Carpeted stairs leading to the first floor. Ceiling spotlights.

DOWNSTAIRS CLOAKROOM

Low level WC and hand wash basin with tiled splash back. Cupboard housing boiler. Further cupboard.

LOUNGE

17' 6" x 14' 8" (5.34m x 4.47m) Rear aspect wooden double glazed window. French doors leading to the conservatory. Feature brick 'Inglenook' style fireplace with wood burner, tiled hearth and wooden mantle. Wooden flooring. Two radiators. Ceiling spotlights.

KITCHEN

10' 3" x 8' 5" (3.13m x 2.56m) Front and side aspect wooden double glazed windows. Range of wall and base units. Built in oven and gas hob with stainless steel extractor above. Tiled flooring and part tiled walls. Spaces for washing machine, dishwasher and fridge/freezer. Ceiling spotlights.

CONSERVATORY

14' 1" x 9' 9" (4.30m x 2.97m) Superb 'Everest' built conservatory. Double glazed rear aspect French doors leading to the garden. Double glazed rear and side aspect windows. Wooden flooring. Radiator.

FIRST FLOOR HALLWAY

Carpet. Loft access hatch. Built in storage cupboard.

BEDROOM ONE

11' 10" x 10' 10" (3.61m x 3.30m) Front aspect wooden double glazed window. Wooden flooring. Radiator. Built in wardrobe/storage cupboard. Ceiling spotlights. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

Shower cubicle with tiled walls and glazed sliding doors. Low level WC and hand wash basin. Tiled floor and part tiled walls. Radiator. Ceiling spotlight. Extractor.

BEDROOM TWO

10' 11" x 7' 6" (3.32m x 2.28m) Rear aspect wooden double glazed window. Carpet and radiator.

BEDROOM THREE

10' 11" x 6' 11" (3.32m x 2.10m) Rear aspect wooden double glazed window. Carpet and radiator.

SHOWER ROOM

Large shower cubicle with glazed sliding doors. Pedestal hand wash basin and low level WC. Tiled flooring and part tiled walls. Radiator. Ceiling spotlights.

REAR GARDEN

A superb low maintenance rear garden. Mainly lawn with a wooden storage shed.

FRONT GARDEN

Low maintenance front garden. Pathway leading to the front door.

PARKING

The house also benefits from an allocated parking space.



Approximate Gross Internal Area
91.9 sq m / 989 sq ft

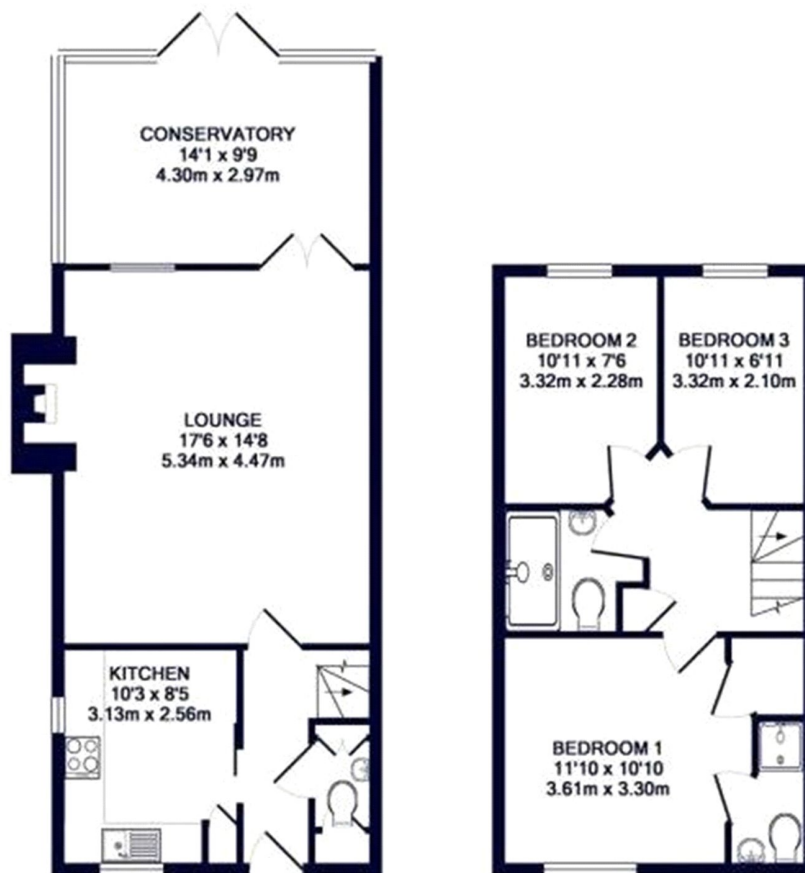


Illustration for identification purposes only, measurements are approximate, not to scale.



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 to 100)	A		
(81 to 91)	B		84
(69 to 80)	C	70	
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Wales & N.Ireland			EU Directive 2002/91/EC

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