



Meadowview Cottage

SPRINGWELL LANE, HAREFIELD, MIDDLESEX, UB9
6PQ



£585,000

A spacious four bedroom extended semi-detached family house for sale with two bath/shower rooms, situated in a quiet sought after location in Harefield, with great countryside views to both the front and back of the property. The property is presented in excellent condition throughout, having been well looked after by the current owners. The ground floor accommodation comprises of an entrance hallway, spacious lounge/reception room, stunning open plan modern fitted kitchen/dining room, utility room and modern shower room. The first floor boasts four bedrooms and bathroom. The property also benefits from a well maintained garden and a private driveway with off street parking for several cars. Other benefits include double glazing and central heating. A viewing is highly recommended, please contact the Harefield office of Rodgers Estate Agents to arrange a viewing.

ENTRANCE HALLWAY

Side entrance door with double glazed opaque panel. Tiled flooring. Radiator. Carpeted stairs leading to the first floor. Doors to the lounge/reception room, dining room and shower room.

SHOWER ROOM

Downstairs shower room with double glazed rear aspect opaque window. Modern shower cubicle with glazed sliding doors. Vanity hand wash basin and low level WC. Tiled flooring and walls. Radiator. Ceiling spotlights. Extractor.

LOUNGE / RECEPTION ROOM

20' 7" x 14' max (6.27m x 4.27m max) Double glazed front aspect bay windows. Feature brick fireplace. Carpet. Two radiators. Coved ceiling. Opening to the dining room. Under stairs storage cupboard.

KITCHEN / DINING ROOM

25' 9" max x 12' 6" max (7.85m max x 3.81m max) Stunning open plan modern fitted kitchen/dining room.

KITCHEN - Double glazed side aspect window and rear aspect door to the utility room. Good range of wall and base units with ample granite worksurfaces and breakfast bar area. Built in oven and induction hob with stainless steel extractor above. Built in fridge/freezer and dishwasher. One and a half bowl stainless steel sink and drainer unit. Tiled flooring and part tiled walls. Coved ceiling. Wall mounted cupboard housing the boiler.

DINING ROOM - Double glazed side aspect window and double glazed rear aspect door leading to the garden. Carpet and radiator. Coved ceiling.

UTILITY ROOM

6' 6" x 5' 9" (1.98m x 1.75m) Double glazed rear aspect window and double glazed side aspect door leading to the garden. Worksurface area with space for appliances underneath. Storage cupboards. Tiled flooring and part tiled walls. Ceiling spotlights.

FIRST FLOOR HALLWAY

Carpet and radiator. Built in storage cupboard.

BEDROOM ONE

12' 5" x 12' (3.78m x 3.66m) Double glazed front aspect window. Carpet and radiator. Built in wardrobes and cupboard.

BEDROOM TWO

10' 2" x 9' 6" (3.10m x 2.90m) Double glazed rear aspect window. Carpet and radiator. Fitted wardrobes.

BEDROOM THREE

12' 3" x 7' 10" (3.73m x 2.39m) Double glazed rear aspect window. Carpet and radiator.

BEDROOM FOUR

10' 2" x 7' 3" (3.10m x 2.21m) Double glazed front aspect window. Carpet and radiator.

BATHROOM

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

GARDEN

Well maintained mainly paved garden with mature borders, plants and shrubs. Secure side access gate leading to the front of the property.

TO THE FRONT

The property benefits from a private driveway with off street parking for several cars to the front.

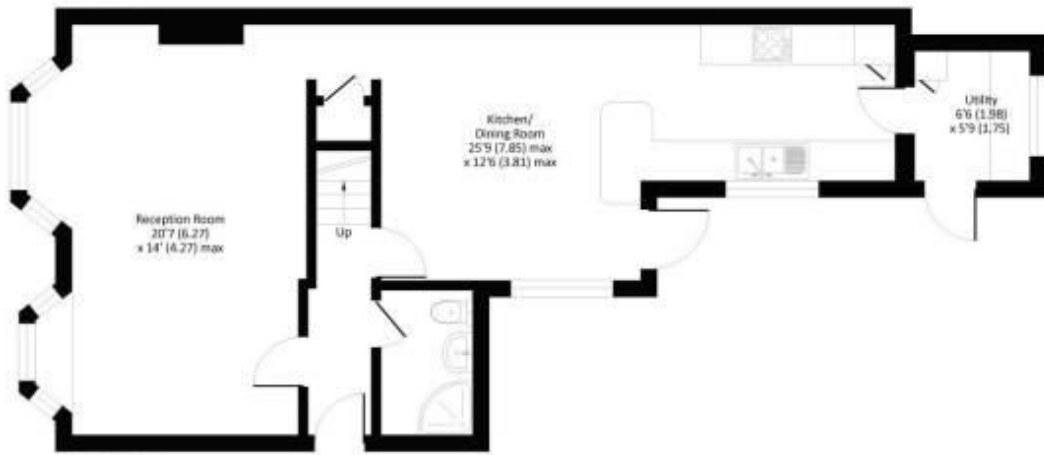


Springwell Lane, Harefield, Uxbridge, UB9 6PQ

Total gross internal area = 1285 sq ft / 119 sq m



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should not be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



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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		
(69 to 80) C		78
(55 to 68) D	57	
(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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