



Elm Cottages

HILL END ROAD, HAREFIELD, MIDDLESEX, UB9
6LG



£1,350.00 Per month

AVAILABLE IMMEDIATELY! A charming two double bedroom cottage to let with a good sized garden and off street parking, situated in a popular semi rural location in Harefield village. The property is in excellent condition, having just been fully refurbished. The accommodation comprises of a lounge, dining room, kitchen open to a utility area, downstairs cloakroom, two double bedrooms and bathroom. The property also benefits from a good sized garden, private driveway and off street parking. Other benefits include double glazing and gas central heating. A viewing is highly recommended, please contact the Harefield office of Rodgers Estate Agents to arrange a viewing.

ENTRANCE

Front door with double glazed opaque panels leading to the lounge.

LOUNGE

12' 8" x 10' 8" (3.86m x 3.24m)
Double glazed front aspect window. Feature brick fireplace. Carpet and radiator.

DINING ROOM

12' 8" x 9' 7" (3.87m x 2.93m)
Double glazed rear aspect window. Carpet and radiator. Carpeted stairs leading to the first floor.

KITCHEN

7' 7" x 6' 6" (2.31m x 1.98m) Double glazed side aspect window. Range of wall and base units. Built in oven and gas hob with extractor above. Stainless steel sink and drainer unit. Tiled flooring and part tiled walls. Radiator. Open to the utility area.

UTILITY AREA

6' 2" x 5' 9" (1.88m x 1.76m) Side aspect door with double glazed opaque panel leading to the garden. Double glazed side aspect window. Washing machine with worksurface above. Fridge freezer. Tiled flooring and part tiled walls. Door to the cloakroom.

CLOAKROOM

Double glazed side aspect opaque window. Hand wash basin with tiled splashback. Low level WC. Tiled flooring. Radiator.

FIRST FLOOR LANDING

Carpet. Loft access hatch.

BEDROOM ONE

12' 8" x 10' 8" (3.86m x 3.24m)
Double glazed front aspect window. Carpet and radiator.

BEDROOM TWO

9' 11" x 9' 9" (3.01m x 2.97m)
Double glazed rear aspect window. Carpet and radiator. Built in storage cupboard. Door to the bathroom.

BATHROOM

Double glazed rear aspect opaque window. Panel enclosed bath with built in shower above and glazed shower screen, shower rail and curtain. Pedestal hand wash basin and low level WC. Part tiled walls. Radiator. Cupboard housing the boiler.

GARDEN

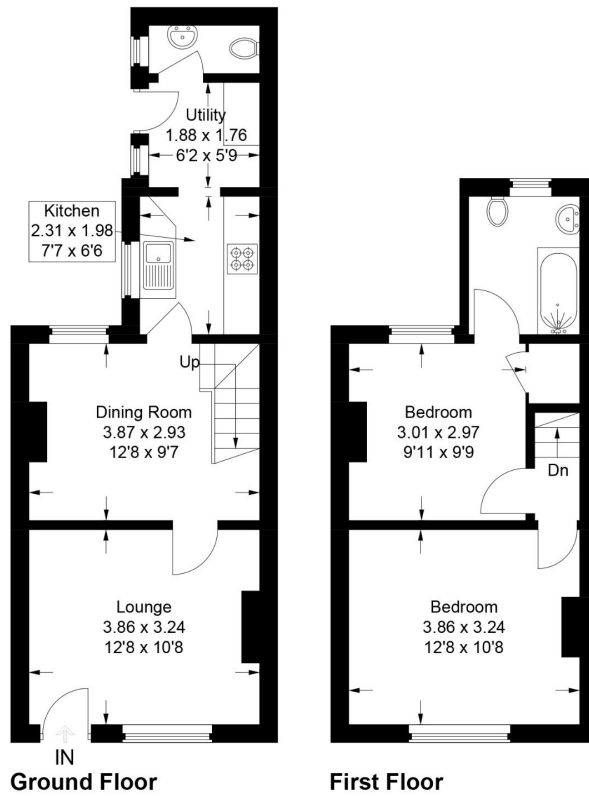
To the front and the side of the property is a good sized garden with lawn and paved patio areas. Wooden storage shed.

PRIVATE DRIVEWAY

The house also benefits from a private driveway with off street parking.



Approximate Gross Internal Area
 Ground Floor = 34.9 sq m / 376 sq ft
 First Floor = 29 sq m / 312 sq ft
 Total = 63.9 sq m / 688 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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| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 to 100) | A | | |
| (81 to 91) | B | | 87 |
| (69 to 80) | C | | |
| (55 to 68) | D | 67 | |
| (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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