



## Anderson Close

HAREFIELD, MIDDLESEX, UB9 6HF





**£370,000**

A stunning two bedroom end of terrace house for sale with wonderful views of the lakes and countryside from the rear, presented in excellent condition throughout, having been tastefully updated by the current owners. The house is situated in the corner of a quiet cul-de-sac within walking distance of the centre of Harefield village. The accommodation comprises of an entrance hallway, lounge/dining room, modern kitchen, two bedrooms and superb modern bathroom with under floor heating. The property also benefits from a front garden, Southerly aspect 42ft rear garden, gated side passageway, off street parking and garage. 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 HALLWAY**

Front door with double glazed opaque panel. Wooden flooring. Radiator. Ceiling spotlight. Carpeted stairs leading to the first floor.

### **LOUNGE / DINING ROOM**

14' 2" x 11' 8" (4.32m x 3.56m)  
Double glazed rear aspect French doors leading to the garden. Wooden flooring. Radiator. Ceiling spotlights.

### **MODERN KITCHEN**

8' 10" x 5' 8" (2.69m x 1.73m)  
Double glazed front aspect window. Range of wall and base units. Built in Neff oven and gas hob above. Fitted washing machine and space for fridge/freezer. Part 'Metro' tiled walls and tiled flooring.

### **FIRST FLOOR HALLWAY.**

Carpet. Doors to both bedrooms and bathroom.

### **BEDROOM ONE**

11' 7" x 9' 2" (3.53m x 2.79m)  
Double glazed rear aspect window with wonderful views of the lakes and countryside. Carpet and radiator.

### **BEDROOM TWO**

8' 4" x 6' 11" (2.54m x 2.11m)  
Double glazed front aspect window. Carpet and radiator. Built in storage cupboard with wall mounted boiler. Loft access hatch.

### **MODERN BATHROOM**

Superb modern bathroom with under floor heating. Double glazed side aspect opaque window. Panel enclosed bath with shower above, additional shower head and glazed folding shower screen. Low level WC with storage above and vanity hand wash basin. Part tiled walls and tiled flooring. Ceiling spotlights. Heated towel rail.

### **FRONT GARDEN**

Mainly lawn with pathway leading to the front door and gate leading to the side passageway. Outside storage cupboard at the front of the house.



## REAR GARDEN

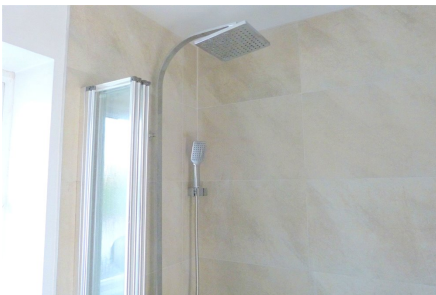
Southerly aspect rear garden measuring in excess of 40ft with paved patio and lawn areas. Paved side passageway.

## GARAGE

17' 2" x 8' 8" (5.23m x 2.64m)  
Garage with power and light. Side access door from the front garden.

## OFF STREET PARKING

Off street parking to the front of the garage.



APPROX. GROSS INTERNAL FLOOR AREA 697 SQ FT 64.7 SQ METRES  
(INCLUDES GARAGE)



Representation of current layout is for identification only and is not to scale



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### Energy Efficiency Rating

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

30 Market Place  
Chalfont St Peter  
Buckinghamshire  
SL9 9DU

csp@rodgersstates.com

5 Park Lane  
Harefield  
Middlesex  
UB9 6BJ

harefield@rodgersstates.com