



Summerhouse Lane
HAREFIELD, UB9 6HX



£563,000

A superb three bedroom family house for sale with a South-West facing rear garden and two bath/shower rooms, situated in a sought after private location, surrounded by countryside and close to the Canal in Harefield. The property is presented in stunning condition throughout, having been tastefully updated by the current owners. The accommodation comprises of an entrance hallway, downstairs cloakroom, lounge/reception room, spacious modern fitted kitchen/dining room, conservatory (with approx 3m remote controlled awning above), three bedrooms and two bath/shower rooms (one-en-suite). The house also benefits from a garage, two parking spaces, 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 panels. Fitted doormat. Wooden flooring. Radiator. Ceiling spotlights. Carpeted stairs leading to the first floor. Under stairs storage cupboard. Doors to the downstairs cloakroom, lounge/reception room and kitchen/dining room.

DOWNSTAIRS CLOAKROOM

Low level WC and pedestal hand wash basin with tiled splash back. Wooden flooring. Radiator. Ceiling spotlights. Extractor.

LOUNGE / RECEPTION ROOM

14' x 11' (4.27m x 3.35m) Double glazed front aspect bay window. Feature fireplace with stone surround and hearth with further wooden surround and mantle. Ornate ceiling coving. Wooden flooring. Two radiators. Sliding door leading to the kitchen/dining room.

KITCHEN / DINING ROOM

17' 11" x 14' (5.46m x 4.27m) Stunning modern fitted kitchen with breakfast bar area and granite worksurfaces. Double glazed rear aspect French doors leading to the conservatory and double glazed rear aspect window. Good range of wall and base units. Built in Bosch oven and hob with Bosch stainless steel extractor above and granite splash back. Built in Bosch fridge/freezer. Fitted Miele dishwasher and washing machine. One and a half bowl sink and drainer unit. Tiled flooring and part tiled walls. Radiator. Ceiling spotlights in the dining area. Built in storage cupboard.

CONSERVATORY

9' 7" x 8' 7" (2.92m x 2.62m) Double glazed side aspect French doors leading to the garden. Double glazed side and rear aspect windows and double glazed roof. Tiled flooring. Electric heater. The conservatory also has an approx 3m remote controlled awning above.

FIRST FLOOR HALLWAY

Carpet. Ceiling spotlights. Loft access hatch. Airing cupboard housing the water cylinder. Doors to all bedrooms and family bathroom.

BEDROOM ONE

12' 8" x 11' 1" (3.86m x 3.38m) Double glazed rear aspect window. Carpet and radiator. Built in wardrobes. Door to the en-suite shower room.

EN-SUITE SHOWER ROOM

Shower cubicle with glazed door and screen. Pedestal hand wash basin and low level WC. Tiled flooring and walls. Radiator. Ceiling spotlights.

BEDROOM TWO

11' 1" x 9' 9" (3.38m x 2.97m) Double glazed front aspect window. Carpet and radiator.

BEDROOM THREE

9' 1" x 6' 6" (2.77m x 1.98m) Double glazed rear aspect window. Carpet and radiator.

FAMILY BATHROOM

Double glazed front aspect opaque window. Panel enclosed bath with shower attachment. Pedestal hand wash basin and low level WC. Wooden flooring. Part tiled walls. Radiator. Ceiling spotlights. Extractor.

REAR GARDEN

Well maintained South-West facing rear garden. Lawn and paved patio areas. Access gate leading to the garage and parking.

FRONT GARDEN

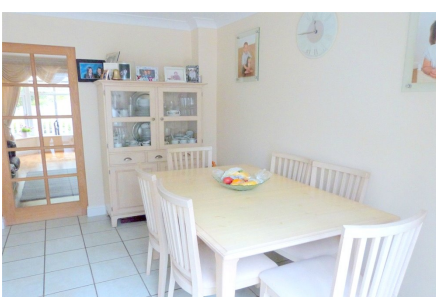
Low maintenance front garden.

GARAGE

The house benefits from a garage with up and over door.

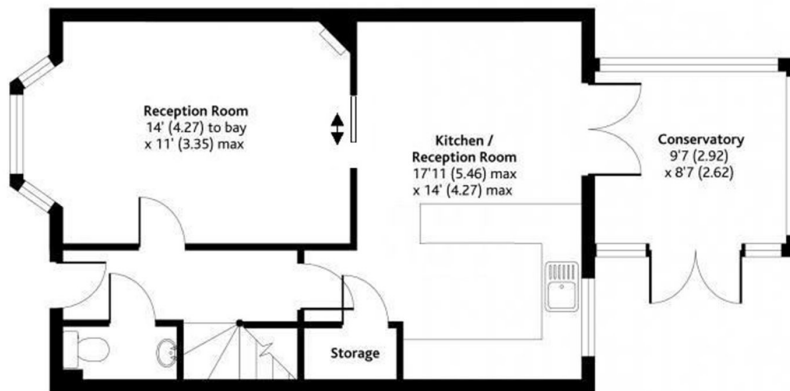
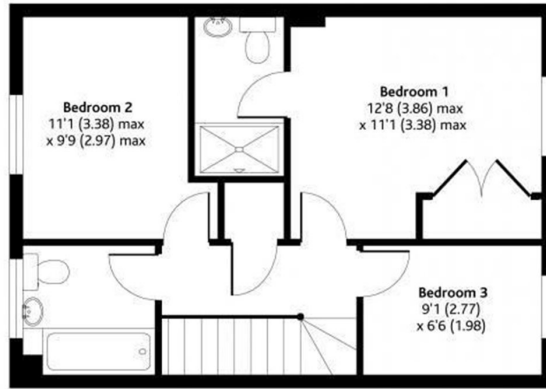
OFF STREET PARKING

The property also benefits from two parking spaces.



Summerhouse Lane, Harefield, Middlesex UB9 6HX

GROSS INTERNAL FLOOR AREA (APPROX.) 1043 sq ft / 96.8 sq m



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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Rodgers Estate Agents have not tested any appliances, equipment or facilities.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		88
(69 to 80) C	71	
(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	

30 Market Place
Chalfont St Peter
Buckinghamshire
SL9 9DU

csp@rodgersstates.com

5 Park Lane
Harefield
Middlesex
UB9 6BJ

harefield@rodgersstates.com