



Anderson Close  
HAREFIELD, MIDDLESEX, UB9 6HF





**£430,000**

A stunning two double bedroom semi-detached house for sale with great potential to extend, subject to the usual permissions and consents (planning permission was previously granted for a side and rear extension and has now lapsed). The property is situated in a sought after residential location, within walking distance to the centre of Harefield village. The ground floor accommodation comprises of an entrance hallway, lounge/sitting room open plan to a conservatory, superb modern fitted kitchen and cloakroom. The first floor boasts two double bedrooms and bathroom. The house also benefits from well maintained front and rear gardens, a garage and off street parking for two cars. The property further benefits from a good sized versatile summerhouse/office together with a smaller summerhouse at the back of the rear garden.

### **ENTRANCE HALLWAY**

Front door with double glazed ornate opaque panels. Side aspect window with double glazed panels. Wooden flooring. Radiator. Doors to the downstairs cloakroom and lounge/sitting room. Open to the kitchen.

### **DOWNSTAIRS CLOAKROOM**

Side aspect window with double glazed opaque panel. Feature wooden hand wash basin. Low level WC. Wooden flooring. Radiator.

### **LOUNGE / SITTING ROOM**

12' 9" x 12' (3.89m x 3.67m) Wooden flooring. Radiator. Carpeted stairs leading to the first floor. Open plan to the conservatory.

### **CONSERVATORY**

10' x 9' 7" (3.04m x 2.91m) Double glazed rear aspect door leading to the garden and double glazed side and rear aspect windows. Wooden flooring.

### **MODERN FITTED KITCHEN**

12' 2" x 9' 11" (3.71m x 3.01m) Front aspect windows with double glazed panels. Good range of wall and base units. Built in oven, microwave, induction hob and dishwasher. Spaces for washing machine and 'American' style fridge/freezer. Sink unit. Tiled flooring and part tiled walls. Radiator. Ceiling spotlights. Under stairs storage cupboard.

### **FIRST FLOOR HALLWAY**

Carpet. Doors to the bedrooms and bathroom.

### **BEDROOM ONE**

13' 3" x 7' 7" (4.03m x 2.31m) Rear aspect window with double glazed panels. Wooden flooring. Radiator.

### **BEDROOM TWO**

12' 10" x 7' 7" (3.90m x 2.32m) Front aspect windows with double glazed panels. Wooden flooring. Radiator.

### **BATHROOM**

Side aspect window with double glazed opaque panels. Panel enclosed bath with built in shower above and glazed shower screen. Pedestal hand wash basin and low level WC. Heated towel rail. Loft access hatch.



## REAR GARDEN

Superb well maintained rear garden, mostly lawn with two seating areas.

## SUMMERHOUSE / OFFICE

16' 5" x 9' 3" (5.00m x 2.82m) Good sized versatile summerhouse, perfect for using as an office/workspace. Double glazed windows and doors. Power, lighting and internet.

## FURTHER SUMMERHOUSE

13' 8" x 5' 7" (4.16m x 1.69m) Further smaller summerhouse with power and internet.

## FRONT GARDEN

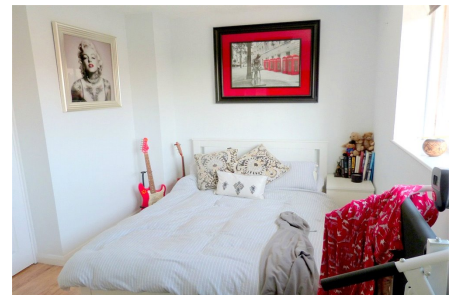
Front garden with lawn area and pathway leading to the front door.

## GARAGE

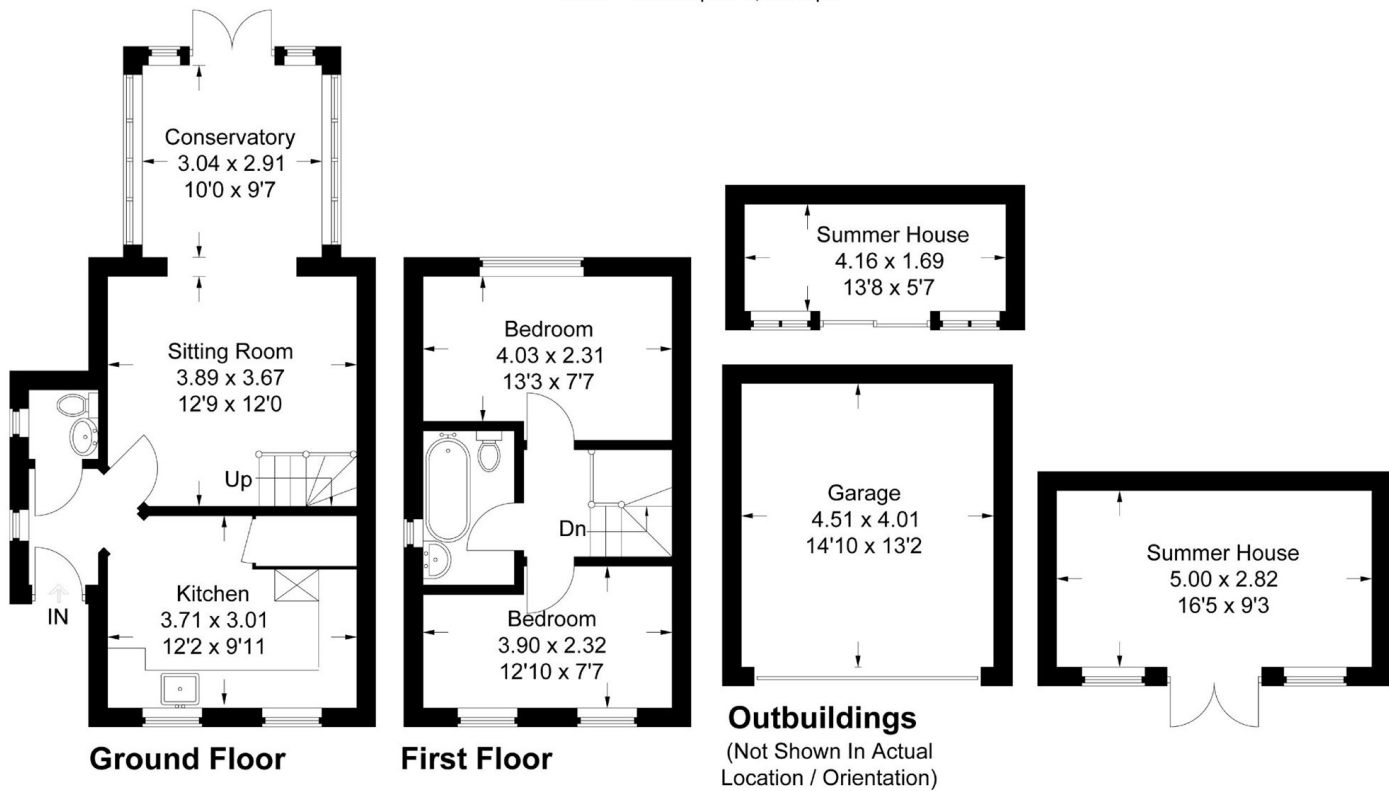
14' 10" x 13' 2" (4.51m x 4.01m) Garage with electric up and over front door. Power and lighting.

## OFF STREET PARKING

The property also benefits from off street parking for two cars in front of the garage.



Approximate Gross Internal Area  
 Ground Floor = 40.8 sq m / 439 sq ft  
 First Floor = 27.0 sq m / 290 sq ft  
 Outbuildings = 40.0 sq m / 430 sq ft  
 Total = 107.8 sq m / 1,160 sq ft

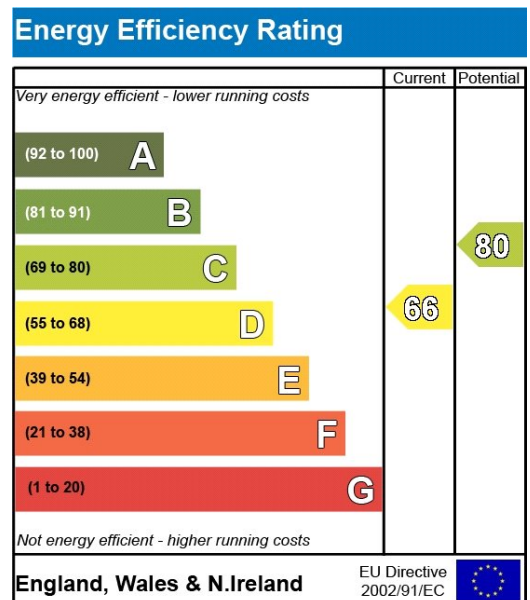


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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