



Mount Pleasant

HAREFIELD, MIDDLESEX, UB9 6BE



£450,000

A superb three bedroom extended family house with the benefit of an additional useable loft room, presented in excellent condition throughout. The house is positioned on a corner plot with further extension potential (subject to the usual consents and permissions) and is situated in a popular residential location close to the centre of Harefield village. The spacious ground floor accommodation comprises an entrance hallway, triple aspect through lounge/living room and 23ft long open plan kitchen/dining room. The first floor boasts three bedrooms and family bathroom with a useable loft room on the second floor. The property also benefits from off street parking to the front and a good sized rear garden. Other benefits include gas central heating and double glazing. A viewing is highly recommended, please contact the Harefield office of Rodgers Estate Agents to arrange a viewing.

ENTRANCE HALL

Front door with double glazed opaque panel insets with double glazed opaque windows to either side of the door. Wood laminate flooring. Radiator with wood panelled cover. Under stairs storage cupboard. Carpeted stairs leading to the first floor. Opening to the through lounge/living room and kitchen/dining room.

THROUGH LOUNGE / LIVING ROOM

24' 9" x 10' 9" max (7.54m x 3.28m max) Double glazed front, side and rear aspect windows. Carpet. Two Radiators. Ceiling spotlights. Opening to the dining room.

DINING ROOM

10' 9" x 8' 1" (3.28m x 2.46m) Wood laminate flooring. Radiator. Ceiling spotlights. Open to the kitchen.

KITCHEN

12' 11" x 8' 10" (3.94m x 2.70m) Double glazed rear aspect window and double glazed side aspect French doors leading to the rear garden. Good range of wall and base units. Range cooker with stainless steel extractor above. One and a half bowl stainless steel sink and drainer unit. Spaces for dishwasher, washing machine and American style fridge/freezer. Part 'Metro' tiled walls. Wood laminate flooring. Ceiling spotlights. Cupboard housing the boiler.

FIRST FLOOR HALLWAY

Carpet. Built in storage cupboard.

BEDROOM ONE

12' 8" x 8' 9" (3.87m x 2.66m) Double glazed rear aspect window. Carpet and radiator. Built in wardrobe.

BEDROOM TWO

11' 11" x 8' 4" (3.62m x 2.53m) Double glazed front aspect window. Carpet and radiator. Stairs leading to the loft room.

BEDROOM THREE

8' 11" x 6' 11" (2.72m x 2.11m) Double glazed front aspect window. Carpet and radiator. Built in storage cupboard.

BATHROOM

Double glazed rear aspect opaque window. Panel enclosed bath with shower above and glazed shower screen. Pedestal hand wash basin. Low level WC. Fully tiled walls and flooring. Heated towel rail.

LOFT ROOM

17' 5" x 11' 3" (5.30m x 3.42m) Rear aspect skylight window. Carpet and radiator. Eaves storage.

REAR GARDEN

Good sized rear garden with lawn, block paved patio and decked areas. Side access gate. Wooden shed.

TO THE FRONT

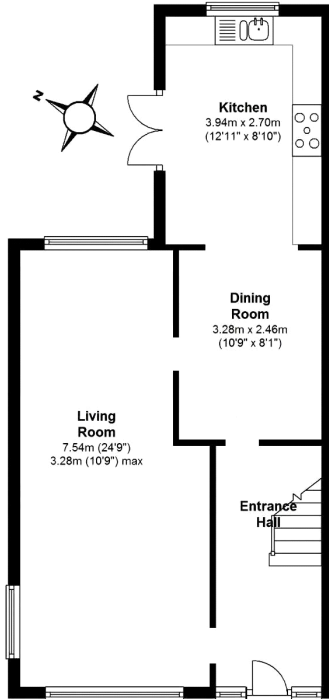
Block paved drive with off street parking to the front of the property.



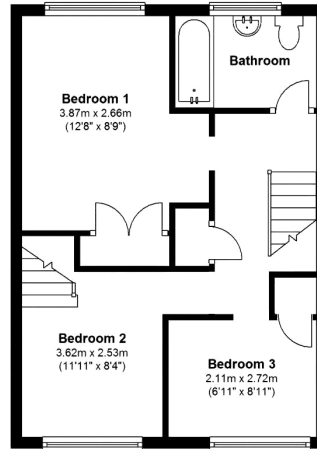
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Approx. Gross Internal Area 108 sq. Metres (1167 sq. feet)

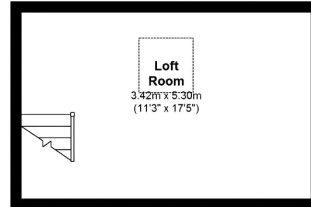
Ground Floor



First Floor



Second Floor



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Rodgers Estate Agents and no guarantee as to their operating ability or their efficiency can be given.

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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	69	81
(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	

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