



## The Lodge

RICKMANSWORTH ROAD, HAREFIELD, MIDDLESEX,  
UB9 6JY



# £449,950

A charming two double bedroom barn-style semi-detached house with two bath/shower rooms being sold with NO ONWARD CHAIN, situated in a sought after exclusive gated development and surrounded by stunning communal gardens. The property is offered to the market in excellent condition throughout and is located close to the centre of Harefield village. The accommodation comprises of an entrance hall, downstairs cloakroom, lounge/dining room, modern fitted kitchen, two double bedrooms and two bath/shower rooms (one en-suite). The property also benefits from off street parking for residents and visitors together with beautiful communal grounds. A viewing is highly recommended, please contact the Harefield office of Rodgers Estate Agents to arrange a viewing.

## ENTRANCE HALL

Downlighters. Telephone point. Two large storage cupboards, one housing the fusebox. Solid wood flooring. Under floor heating. Fully carpeted staircase with handrail and exposed spindles rising to first floor and landing. Doors off to Downstairs Cloakroom, Lounge and Kitchen/Diner.

## CLOAKROOM

Fitted with a low level WC and wall mounted wash hand basin with chrome mixer tap. Expel air. Part tiled walls. Quality tile flooring. Under floor heating. Sealed unit window to front aspect.

## LOUNGE / DINING ROOM

17' 1" x 13' 11" (5.20m x 4.23m) Two sets of sealed unit windows overlooking the side of the property and the communal grounds. TV point. Telephone point. Downlighters. Under floor heating.

## KITCHEN

13' 1" x 9' 4" max (3.98m x 2.84m max) Fitted with an extensive range of base and eye level units. Good expanse of granite work surfaces inset with aone and a half bowl drainer sink, with chrome mixer tap, also inset with a four ring induction hob with extractor hood over. Integrated eye level double oven. Integrated microwave. Integrated fridge freezer. Integrated dishwasher. Space and plumbing for washing machine. Tiled splashbacks. Downlighters. Quality tile flooring. Under floor heating. Sealed unit windows overlooking the rear of the property. Sealed unit door opening onto the rear of the property.

## FIRST FLOOR LANDING

Loft access. Fully carpeted. Under floor heating. Cupboard housing the boiler. Doors off to the Master Bedroom, Bedroom Two and the Bathroom.

## MASTER BEDROOM

16' 9" x 8' 3" (5.11m x 2.51m) Sealed unit windows overlooking the side of the property and the communal grounds. Fitted wardrobes with hanging rails and shelving. TV point. Downlighters. Fully carpeted. Under floor heating. Door off to the En-Suite Shower Room.

## EN-SUITE SHOWER ROOM

A modern, fitted shower room with fully glazed corner shower cubicle, low level WC and wall mounted wash hand basin with chrome mixer tap. Shavers only point. Expel air. Part tiled walls. Quality tile flooring. Under floor heating. Downlighters. Sealed unit velux window.

## BEDROOM TWO

10' 0" x 10' 11" (3.05m x 3.34m) Sealed unit windows overlooking the side of the property and the communal grounds. TV point. Downlighters. Fully carpeted. Under floor heating.

## BATHROOM

A modern bathroom, fitted with a white suite comprising low level WC, panel enclosed bath with chrome mixer tap and shower attachment, and wall mounted wash hand basin with chrome mixer tap. Shavers only point. Expel air. Part tiled walls. Quality tile flooring. Under floor heating. Downlighters. Sealed unit velux window overlooking the rear of the property.

## TO THE FRONT

Small courtyard area with footpath to front door. Meter cupboards for electricity, gas and water.

## TO THE REAR

Area laid to lawn. Small picket fence with gate opening onto the communal grounds. Paved patio area. Outside lighting.

## COMMUNAL GROUNDS

The property is approached via remotely controlled gates which open onto a tree lined driveway leading to the extensive residents and visitors car park. The property is surrounded by well maintained, extensive communal grounds, mainly laid to lawn with planted borders, flower bed and hedged surrounds.

## TENURE

Share of freehold (999 years from 2004 approximately).

## COUNCIL TAX

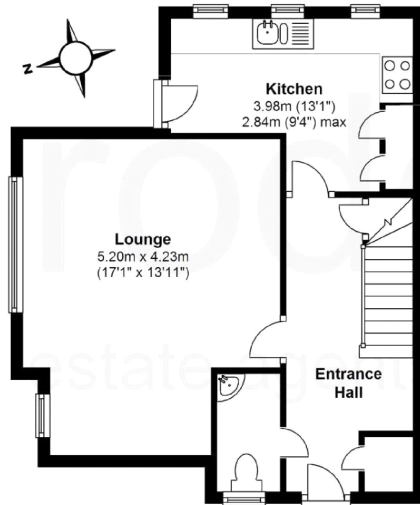
London Borough of Hillingdon - Band E.



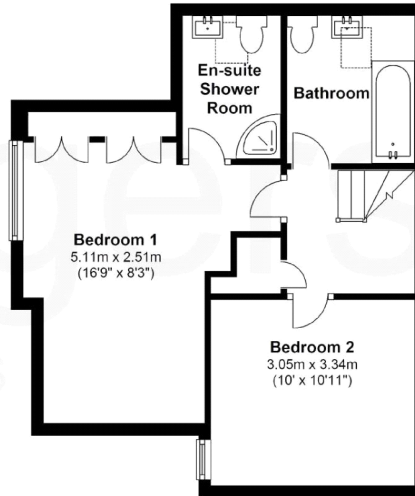
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Approx. Gross Internal Area 84 sq. Metres (907 sq. feet)

## Ground Floor



## First 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
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		87
(69 to 80)	C	76	
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
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