



St Marys Road
HAREFIELD, MIDDLESEX, UB9 6AE



£499,950

A truly stunning three bedroom semi-detached family house for sale with a West facing rear garden measuring in excess of 65ft, presented in excellent condition throughout, having been tastefully updated by the current owners. The property is situated in a popular residential location, within walking distance to the centre of Harefield village. The ground floor accommodation comprise of an entrance porch, welcoming hallway, lounge/living room and superb modern fitted kitchen/dining room with under floor heating. The first floor boasts three bedrooms, modern bathroom and separate WC. The house also benefits from a front garden and the West facing rear garden with brick built storage sheds. 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 PORCH

Front door with ornate oval opaque panel and double glazed front and side aspect opaque windows. Further front door to the welcoming hallway.

HALLWAY

Double glazed side aspect window. Solid oak wooden flooring. Radiator with wood panelled cover. Under stairs storage cupboard. Carpeted stairs leading to the first floor.

LOUNGE / LIVING ROOM

14' 6" x 12' (4.42m x 3.66m) Double glazed front aspect bay window. Feature electric fire. Solid oak wooden flooring. Radiator.

KITCHEN / DINING ROOM

18' 3" x 11' 5" (5.57m x 3.47m) Superb modern fitted kitchen/dining room. Double glazed rear aspect sliding and folding doors and rear aspect door with double glazed opaque panel, both leading to the garden. Double glazed side and rear aspect windows. Great range of wall and base units and granite work surfaces. Built in double oven. Built in Smeg induction hob with Smeg extractor above. Built in dishwasher and wine cooler. Space for 'American' style fridge/freezer. Sink unit with mixer tap. Tiled flooring with under floor heating and part 'Metro' tiled walls. Ceiling spotlights. Built in storage cupboard housing the boiler.

FIRST FLOOR HALLWAY

Double glazed side aspect window above the stairs. Carpet. Loft access hatch.

BEDROOM ONE

14' 4" x 10' 6" (4.36m x 3.19m) Double glazed front aspect window. Carpet and radiator. Ceiling spotlights. Built in airing cupboard housing the water cylinder.

BEDROOM TWO

10' 6" x 9' 6" (3.20m x 2.89m) Double glazed rear aspect window. Carpet and radiator. Ceiling spotlights.

BEDROOM THREE

9' 5" x 7' 6" (2.87m x 2.28m) Double glazed front aspect window. Carpet and radiator. Ceiling spotlights. Built in storage cupboard.

MODERN BATHROOM

Double glazed rear aspect opaque window. Panel enclosed bath with electric power shower above and glazed shower screen. Pedestal hand wash basin. Tiled flooring and walls. Radiator. Ceiling spotlights. Extractor.

SEPARATE WC

Double glazed side aspect opaque window. Low level WC. Tiled flooring and walls.

FRONT GARDEN

Mainly lawn with pathway leading to the front door and side gate leading to the rear of the property.

REAR GARDEN

Well maintained West facing rear garden measuring in excess of 65ft. Lawn area and Indian sandstone paved patio areas and pathway with granite edges. Side gate leading to the front of the property.

BRICK BUILT SHED

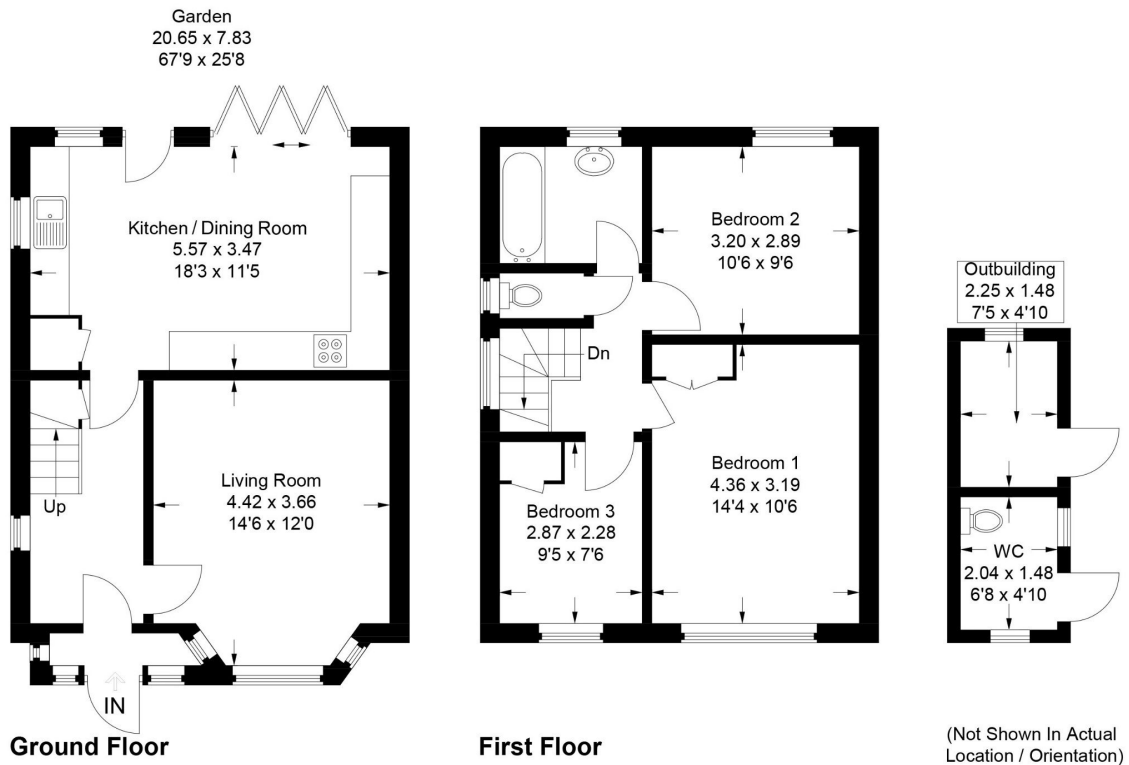
6' 8" x 4' 10" (2.04m x 1.48m) Front and side aspect opaque windows. Gardeners low level WC. Power and lighting. Plumbing for appliances.

BRICK BUILT SHED

7' 5" x 4' 10" (2.25m x 1.48m) Rear aspect window. Power and lighting.



Approximate Gross Internal Area
 Ground Floor = 44.4 sq m / 478 sq ft
 First Floor = 40.8 sq m / 439 sq ft
 Outbuilding = 6.7 sq m / 72 sq ft
 Total = 91.9 sq m / 989 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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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		78
(55 to 68)	D	59	
(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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