



Summerhouse Lane
HAREFIELD, MIDDLESEX, UB9 6HX



£575,000

Rodgers Estate Agents are delighted to offer for sale this stunning three bedroom semi-detached family house with two bath/shower rooms, presented in excellent condition throughout. The property is situated in a sought after location in Harefield, close to the Canal and surrounded by countryside. The ground floor accommodation comprises of an entrance hallway, downstairs cloakroom, lounge/sitting room, spacious kitchen/dining room and conservatory. The first floor boasts three bedrooms and two bath/shower rooms (one en-suite). The house also benefits from front, side and rear gardens together with off street parking to the front for two cars on a private driveway. A viewing is highly recommended, please contact the Harefield office to arrange a viewing.

ENTRANCE HALLWAY

Front door with double glazed opaque panels. Wooden flooring. Radiator. Carpeted stairs leading to the first floor. Doors to the cloakroom, lounge/sitting room and kitchen/dining room.

DOWNSTAIRS CLOAKROOM

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

LOUNGE / SITTING ROOM

15' 8" x 10' 9" (4.78m x 3.28m) Double glazed front aspect bay window. Feature fireplace with stone surround and hearth with further wooden surround and mantle. Ornate ceiling coving. Carpet and radiator.

KITCHEN / DINING ROOM

18' x 11' 3" (5.49m x 3.43m) Double glazed rear aspect window and double glazed rear aspect French doors leading to the conservatory. Great range of wall and base units. Built in oven and gas hob with extractor above. Fitted washing machine and dishwasher. Space for fridge/freezer. One and a half bowl sink and drainer unit. Tiled flooring and part tiled walls. Radiator. Under stairs storage cupboard.

CONSERVATORY

10' 1" x 9' 6" (3.07m x 2.90m) Double glazed side and rear aspect windows. Double glazed side aspect French doors leading to the rear garden. Tiled flooring.

FIRST FLOOR HALLWAY

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

BEDROOM ONE

12' 6" x 11' (3.81m x 3.35m) Double glazed rear aspect window. Carpet and radiator. Coved ceiling. Fitted wardrobes, units and drawers. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

Shower cubicle with glazed door and screen. Low level WC and pedestal hand wash basin. Part tiled walls. Ceiling spotlights. Extractor.

BEDROOM TWO

11' 3" x 9' 7" (3.43m x 2.92m) Double glazed front aspect window. Carpet and radiator. Coved ceiling.

BEDROOM THREE

9' 4" x 6' 8" (2.84m x 2.03m) Double glazed rear aspect window. Carpet and radiator. Coved ceiling.

FAMILY BATHROOM

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

REAR AND SIDE GARDEN

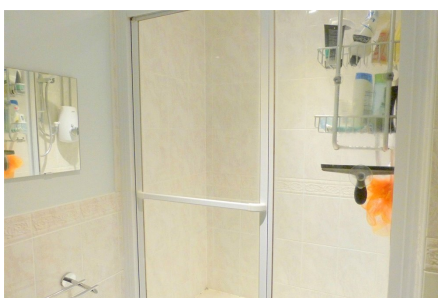
Rear and side garden with lawn and decked areas. Mature rear border with plants and shrubs. Side access gate.

FRONT GARDEN

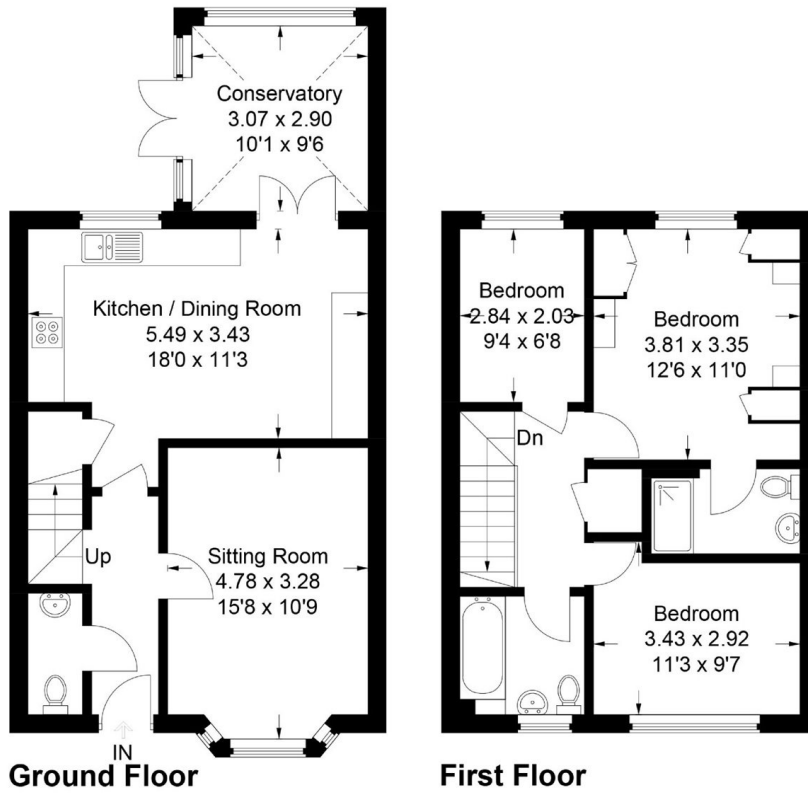
Front garden with lawn areas, plants and shrubs. Pathway leading to the front door.

PRIVATE DRIVEWAY

Private driveway with off street parking for two cars to the front.



Approximate Gross Internal Area
 Ground Floor = 55.6 sq m / 598 sq ft
 First Floor = 44.8 sq m / 482 sq ft
 Total = 100.4 sq m / 1,080 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		85
(69 to 80)	C	72	
(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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