



High Street
HAREFIELD, UB9 6BZ



£385,000

A beautifully presented, charming and characterful terraced cottage situated right in the heart of the village, just a stone's throw from local amenities. Offered to the market with NO ONWARD CHAIN and boasting a recently fitted kitchen, a stunning recently fitted bathroom, new flooring, plumbing, roof and guttering, and beautiful plantation style shutters on the front windows. The property is laid out over three floors and comprises two bedrooms, a wonderful bathroom with free standing bath, a spacious double length reception room, a rear aspect kitchen with built in appliances and sliding doors to the garden, and a useable loft room with amazing far reaching views over the lakes and beyond. The rear garden features lawn and patio areas. In our opinion this would make an excellent first time/investment purchase and viewings are highly recommended.

RECEPTION ROOM

23' 11" x 11' 8" (7.29m x 3.55m) A spacious double reception room with double glazed front aspect bay window fitted with wonderful plantation style shutters. Two radiators. Fully carpeted with newly laid flooring beneath. Two ceiling light points. Fire place inset with an electric log effect burner and with feature wooden beam/mantle. TV point. Telephone point. Broadband point. Raised skirting boards. Wall mounted central heating thermostat. Wall mounted alarm panel. Carpeted staircase to first floor and landing. Opening to kitchen.

KITCHEN

13' 3" x 7' 1" (4.03m x 2.17m) Recently fitted with a range of base and eye level units and solid wood work surfaces, inset with a ceramic four ring hob, with stainless steel extractor hood over and a one and a half bowl drainer sink with chrome mixer tap. Wood flooring. Partially tiled walls. Integrated fridge/freezer, integrated washing machine and integrated dish washer. Integrated eye level oven and microwave. Matching cupboard housing wall mounted boiler. Downlighters. Double glazed sliding patio doors to rear garden.

LANDING

Fully carpeted with doors to bedrooms One, Two and Bathroom. Carpeted staircase to second floor.

BEDROOM ONE

11' 8" x 11' 8" (3.55m x 3.55m) Double glazed windows overlooking the front of the property, beautifully fitted with plantation style shutters. Fully carpeted. Radiator. Ceiling light point. Feature brick chimney breast with cast iron fireplace inset.

BEDROOM TWO

11' 8" x 5' 7" (3.56m x 1.69m) Double glazed windows overlooking the rear of the property. Fully carpeted. Radiator. Ceiling light point.

BATHROOM

Stunning bathroom fitted with a free standing slipper bath, with mixer tap and shower attachment, and a combination vanity basin, with chrome mixer tap, and toilet with twin flush. Beautifully tiled floor. Dado rail and built in shelving by bath. Downlighters. Wall mounted bathroom cabinet with mirrored door. Sealed unit opaque glazed side aspect window.

SECOND FLOOR LANDING

Carpeted. Ceiling light point. Door to useable loft room.

USEABLE LOFT ROOM

14' 6" x 11' 9" (4.42m x 3.58m) Double glazed windows overlooking the rear of the property with far reaching views across the lakes and surrounding countryside. Access to eaves storage. Fully carpeted. Two ceiling light points. TV point. Broadband point.

TO THE FRONT

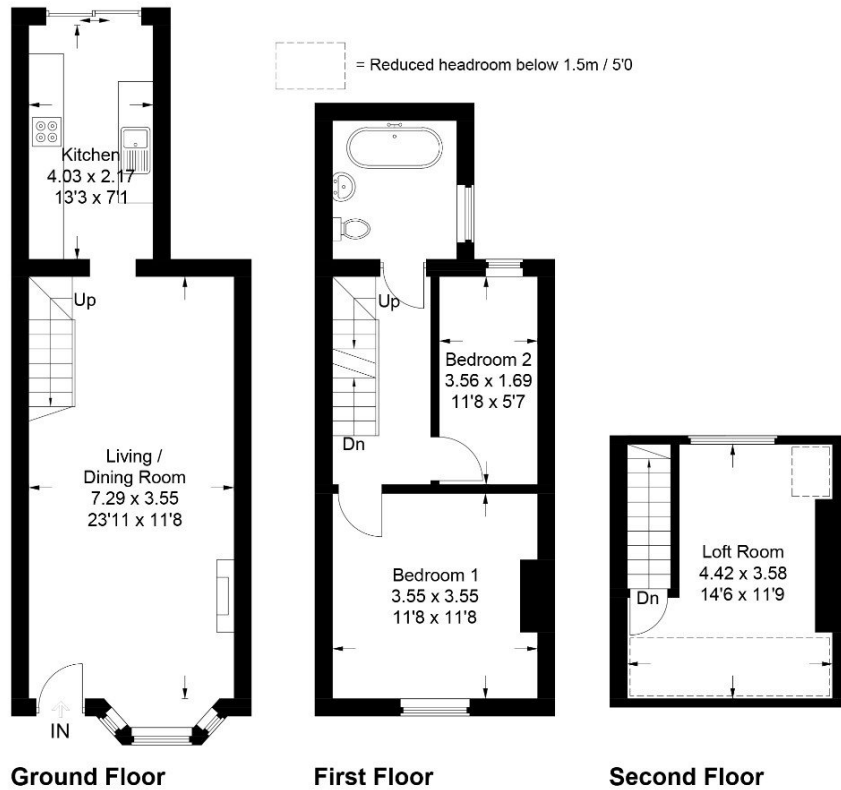
Small garden with slate chippings. Wooden picket fence surround with pedestrian gate. Outside lighting.

TO THE REAR

Partially laid to lawn with two paved patio areas. Wood panel fence surrounds. Mature shrubs. Storage shed. Outside tap and outside lighting. Storage shed.



Approximate Gross Internal Area
 Ground Floor = 36.4 sq m / 392 sq ft
 First Floor = 31.7 sq m / 341 sq ft
 Second Floor = 15.6 sq m / 168 sq ft
 Total = 83.7 sq m / 901 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 |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 to 100) | A | | |
| (81 to 91) | B | | |
| (69 to 80) | C | | 79 |
| (55 to 68) | D | 55 | |
| (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 | |

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