



## Broadwater Gardens

HAREFIELD, MIDDLESEX, UB9 6AL



**£390,000**

A delightful two double bedroom semi-detached house for sale, backing directly onto open fields with wonderful views to the rear, situated in a popular residential location in Harefield village. Full planning permission for further enlargement has recently lapsed, details available on request. The accommodation comprises of entrance hallway, lounge/reception room, dining room, stunning modern fitted kitchen, two double bedrooms and superb modern bathroom suite. The house also benefits from a front garden, South West facing rear garden and brick built storage sheds. The property is located just over a mile from Denham Chiltern Line Station with its fast trains into London. A viewing is highly recommended, please contact the Harefield office of Rodgers Estate Agents to arrange a viewing.

### **ENTRANCE HALLWAY**

Side door with opaque panel insets leading to the hallway. Under stairs storage cupboard housing the meters. Radiator. Carpeted stairs leading to first floor. Doors to the lounge/sitting room and kitchen.

### **LOUNGE / SITTING ROOM**

16' 6" x 10' 8" (5.03m x 3.25m)  
Double glazed front aspect windows.  
Carpet and radiator.

### **KITCHEN**

11' 11" x 10' (3.63m x 3.05m) A stunning modern fitted kitchen. Good range of wall and base units. Built in oven/grill and Bosch five ring gas hob with stainless steel extractor above. Built in Neff dishwasher. Stainless steel sink and drainer unit. Spaces for washing machine and fridge/freezer. Fully tiled flooring and part tiled walls. Ceiling spotlights. Open to the dining room.

### **DINING ROOM**

11' 6" x 9' 6" (3.50m x 2.90m)  
Double glazed rear aspect sliding patio doors leading to the rear garden and double glazed side aspect window. Wooden flooring. Radiator with wood panelled cover.

### **FIRST FLOOR HALLWAY**

Double glazed side aspect window. Carpet. Loft access.

### **STORAGE CUPBOARD**

Double glazed side aspect opaque window.

### **BEDROOM ONE**

13' 3" x 10' (4.04m x 3.05m) Double glazed rear aspect window. Carpet and radiator. Cupboard housing the boiler. Airing cupboard housing the water cylinder.

### **BEDROOM TWO**

10' 9" x 10' 1" (3.28m x 3.07m)  
Double glazed front aspect window. Carpet and radiator.

## BATHROOM

Superb modern bathroom suite. Double glazed side aspect opaque window. Panel enclosed bath with shower above and glazed shower screen. Vanity hand wash basin and low level WC. Fully tiled flooring and part tiled walls. Heated towel rail. Ceiling spotlights. Extractor fan.

## TO THE FRONT

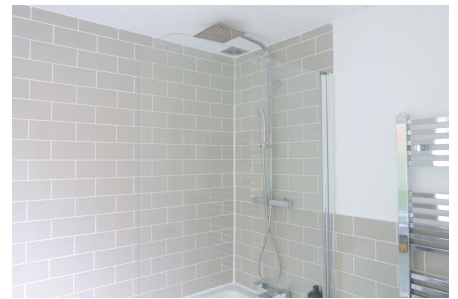
Pathway leading to front door. Front garden with some mature plants and shrubs. Side gate leading to the rear garden.

## REAR GARDEN

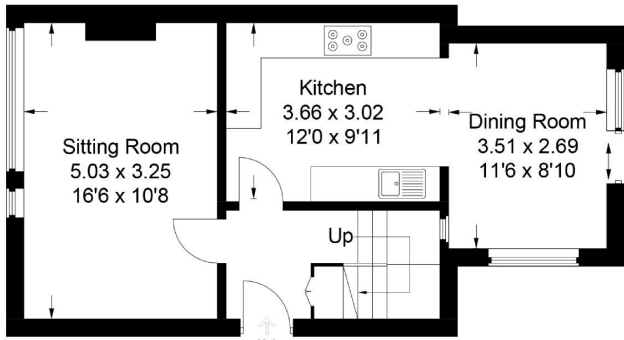
South West facing rear garden backing directly onto open fields with wonderful views. Mainly lawn with a paved patio area and further patio area at the back of the garden.

## STORAGE SHEDS

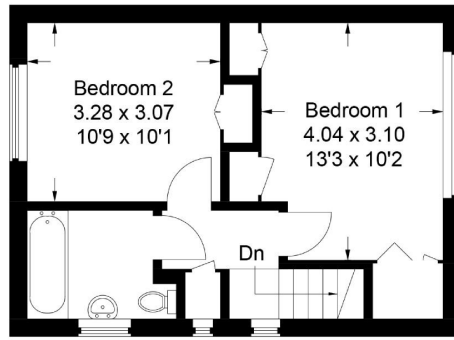
Two brick built storage sheds, one with power and light.



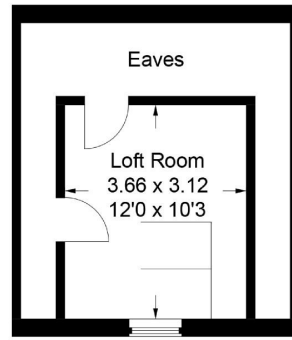
Approximate Gross Internal Area  
 Ground Floor = 46.1 sq m / 496 sq ft  
 First Floor = 35.8 sq m / 385 sq ft  
 Loft Room = 11.3 sq m / 122 sq ft  
 Total = 93.2 sq m / 1,003 sq ft  
 (Excluding Eaves)



Ground Floor



First Floor



Loft Room

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) <b>A</b>		
(81 to 91) <b>B</b>		88
(69 to 80) <b>C</b>	69	
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

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