



Newdigate Road
HAREFIELD, MIDDLESEX, UB9 6EL



£425,000

A charming two/three bedroom terraced character house, being sold with NO ONWARD CHAIN and situated in a popular residential location, just a short walk to the centre of Harefield village. The property still retains period features including stripped wooden flooring in the hallway and through lounge/reception room. The accommodation comprises of an entrance hallway, 27ft through lounge/reception room open plan to the kitchen, bathroom, two/three bedrooms and first floor cloakroom. The property also benefits from front and rear gardens with a detached garage for storage in the rear garden. 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 HALLWAY

Wooden front door with glazed panels. Part tiled and part stripped wooden flooring. Radiator. Ceiling spotlights. Open to the through lounge/reception room.

THROUGH LOUNGE / RECEPTION ROOM

27' 2" into bay x 10' 8" max (8.28m into bay x 3.25m max) Front aspect double glazed bay window and rear aspect double glazed window. Feature fireplace with log burner and stone hearth. Stripped wooden flooring. Two radiators. Ceiling spotlights. Under stairs storage cupboard. Open to the kitchen.

KITCHEN

10' 10" max x 8' 7" max (3.30m max x 2.62m max) Double glazed side aspect window and door with double glazed opaque panel leading to the rear garden. Range of wall and base units. Built in oven with hob above. Stainless steel sink and drainer unit. Spaces for washing machine and fridge/freezer. Tiled walls and flooring. Ceiling spotlights. Wall mounted boiler. Folding door to the bathroom.

BATHROOM

Double glazed rear and side aspect windows. Panel enclosed bath with shower attachment, hand wash basin and low level WC. Tiled walls and flooring. Heated towel rail.

FIRST FLOOR HALLWAY

Double glazed rear aspect window. Carpet and radiator. Ceiling spotlights.

CLOAKROOM

Low level WC and hand wash basin.

BEDROOM ONE

13' 11" x 12' (4.24m x 3.66m) Double glazed front aspect window. Carpet and radiator. Fitted wardrobes.

BEDROOM TWO

16' 3" x 8' 8" max (4.95m x 2.64m max) Double glazed side aspect window. Feature fireplace. Carpet and radiator.

BEDROOM THREE

12' 4" max x 8' 8" max (3.76m max x 2.64m max) Double glazed rear aspect window. Feature fireplace. Carpet and radiator.

TO THE FRONT

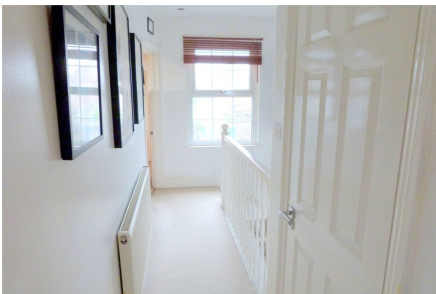
Front garden with pathway leading to the front door.

REAR GARDEN

Rear garden with part decking and part lawn areas. Door to the detached garage.

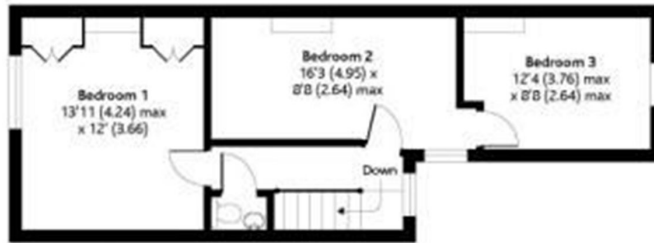
DETACHED GARAGE

14' 5" x 11' 10" (4.39m x 3.61m) Detached garage in rear garden for storage.



Newdigate Road, Harefield, Uxbridge, UB9 6EL

APPROX. GROSS INTERNAL FLOOR AREA 1162 SQ FT 108 SQ METRES
(INCLUDES DETACHED GARAGE & EXCLUDES RESTRICTED HEAD HEIGHT)



FIRST FLOOR



GROUND FLOOR

Representation of current layout is for identification only and is not to scale

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		84
(69 to 80) C		
(55 to 68) D	62	
(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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