



**Northwood Road**  
HAREFIELD, MIDDLESEX, UB9 6PR



**£637,000**

Rodgers Estate Agents are delighted to offer for sale this superb three double bedroom detached family house with two bath/shower rooms and a large rear garden in excess of 100ft long, being sold with NO ONWARD CHAIN. The house is situated in a sought after residential location, just a short walk to the centre of Harefield village. The ground floor accommodation comprises an entrance hallway, spacious lounge/sitting room, good sized conservatory/dining room, kitchen, shower room and integrated garage. The first floor boasts three double bedrooms, with a 19ft long master bedroom and a family bathroom. The property also benefits from a private driveway with off street parking for at least two cars and an integrated garage. Other benefits include double glazing and gas central heating. A viewing is highly recommended, please contact the Harefield office to arrange a viewing.

### **ENTRANCE HALLWAY**

Front door with double glazed ornate opaque panels. Double glazed front aspect window. Wooden flooring. Radiator. Stairs leading to the first floor with under stairs storage.

### **LOUNGE / SITTING ROOM**

19' 1" x 13' 5" (5.82m x 4.09m) Double glazed rear aspect window and double glazed sliding doors leading to the conservatory. Carpet and radiator.

### **KITCHEN**

13' x 7' (3.96m x 2.13m) Double glazed front and side aspect windows. Good range of wall and base units. Built in oven with gas hob above. Built in dishwasher. Spaces for washing machine and fridge. Sink and drainer unit. Tiled flooring and walls. Wall mounted boiler.

### **CONSERVATORY**

16' 9" x 10' 6" (5.11m x 3.20m) Double glazed rear aspect French doors leading to the garden. Double glazed rear and side aspect windows. Wooden flooring. Radiator.

### **DOWNSTAIRS SHOWER ROOM**

Double glazed side aspect opaque window. Shower cubicle with glazed doors. Vanity hand wash basin and low level WC. Tiled flooring and walls. Radiator.

### **INTEGRATED GARAGE**

17' 8" x 8' 4" (5.38m x 2.54m) Integrated garage with front aspect up and over door. Power and lighting.

### **FIRST FLOOR HALLWAY**

Skylight window above the stairs. Carpet. Loft access hatch.

### **MASTER BEDROOM**

19' x 13' (5.79m x 3.96m) Double glazed rear aspect windows. Fitted wardrobes. Carpet and radiator. Vanity hand wash basin. Built in airing cupboard housing the water cylinder.

### **BEDROOM TWO**

13' 3" x 11' 4" (4.04m x 3.45m) Double glazed front aspect window. Wooden flooring. Radiator.

### **BEDROOM THREE**

13' 3" x 7' 4" (4.04m x 2.24m) Double glazed front aspect window. Wooden flooring. Radiator.

## FAMILY BATHROOM

Double glazed side aspect opaque window. Panel enclosed bath with shower attachment and glazed shower screen. Vanity hand wash basin and low level WC. Wooden flooring. Tiled walls. Extractor.

## REAR GARDEN

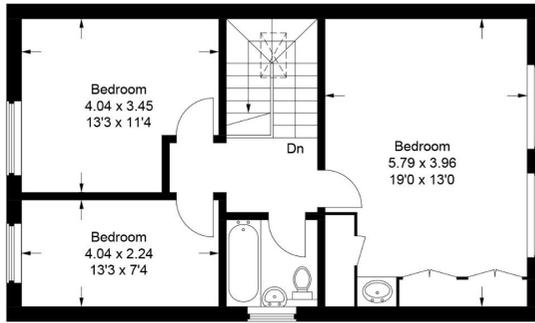
A superb rear garden measuring in excess of 100ft long and 43ft wide at the rear section. Mainly lawn with paved patio area. Two storage sheds. Side passageway with secure gate leading to the front of the property.

## PRIVATE DRIVEWAY

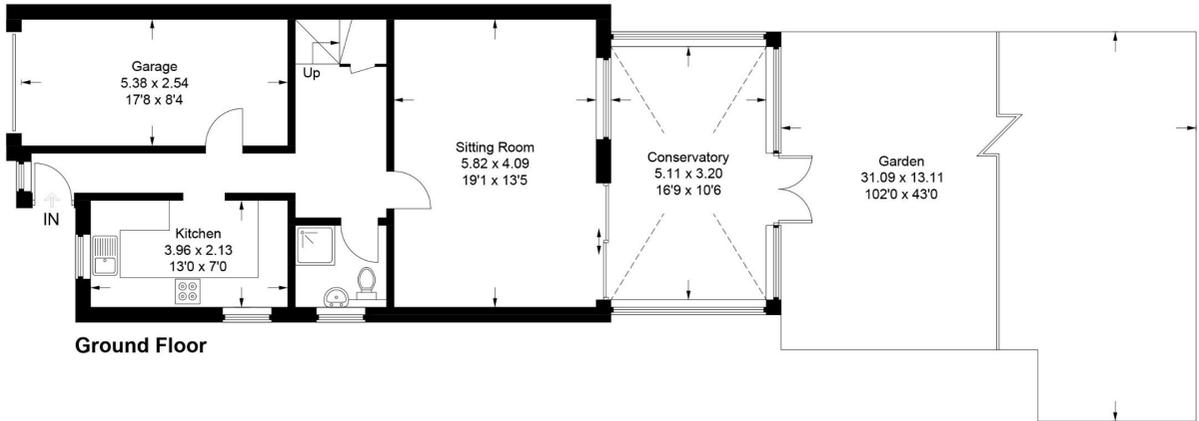
The house also benefits from a private driveway with off street parking for at least two cars to the front.



Approximate Gross Internal Area  
 Ground Floor = 82.1 sq m / 884 sq ft  
 First Floor = 59.4 sq m / 639 sq ft  
 (Including Garage)  
 Total = 141.5 sq m / 1,523 sq ft



First Floor



Ground Floor

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>		<b>83</b>
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	<b>59</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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