



**Lewis Close**  
HAREFIELD, MIDDLESEX, UB9 6RD





**£380,000**

Rodgers Estate Agents are delighted to offer this superb two double bedroom house for sale, situated in a popular quiet residential development, just moments walk to Harefield High Street and the centre of the village. The accommodation comprises of an entrance hallway with a built in storage cupboard, downstairs cloakroom, living/dining room, kitchen, two double bedrooms and bathroom. The house also benefits from a good sized rear garden and off street parking to the front for two cars. A viewing is highly recommended, please call the Harefield Office to arrange a viewing.

### **ENTRANCE HALLWAY**

Front door with double glazed opaque panel. Carpet and radiator. Doors to the cloakroom and living/dining room. Open to the kitchen.

### **STORAGE CUPBOARD**

Built in storage cupboard.

### **DOWNSTAIRS CLOAKROOM**

Low level WC and vanity hand wash basin with tiled splash back. Radiator and extractor.

### **KITCHEN**

8' 1" x 6' 8" (2.46m x 2.02m) Front aspect window with double glazed panels. Range of wall and base units. Built in oven and gas hob with extractor above. One and a half bowl stainless steel sink and drainer unit. Tiled flooring and part tiled walls. Cupboard housing the boiler. Spaces for washing machine and fridge/freezer.

### **LIVING / DINING ROOM**

15' x 12' 8" (4.57m x 3.85m) Rear aspect double glazed sliding doors leading to the garden. Carpet and radiator. Carpeted stairs leading to the first floor.

### **FIRST FLOOR HALLWAY**

Carpet. Loft access hatch. Doors to the bedrooms and bathroom.

### **BEDROOM ONE**

12' 7" x 8' 1" (3.84m x 2.46m) Front aspect window with double glazed panels. Carpet and radiator.

### **BEDROOM TWO**

12' 7" x 8' 2" (3.84m x 2.48m) Rear aspect windows with double glazed panels. Carpet and radiator. Built in cupboard with hanging rail and shelving.



## BATHROOM

Panel enclosed bath with shower attachment and glazed shower screen. Vanity hand wash basin and low level WC. Part tiled walls. Extractor.

## REAR GARDEN

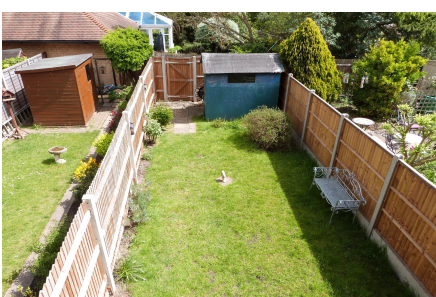
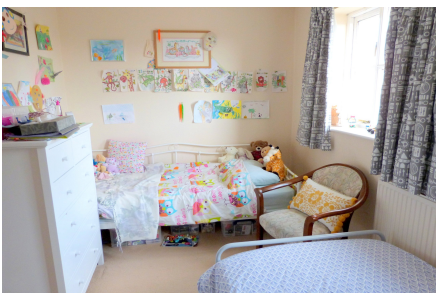
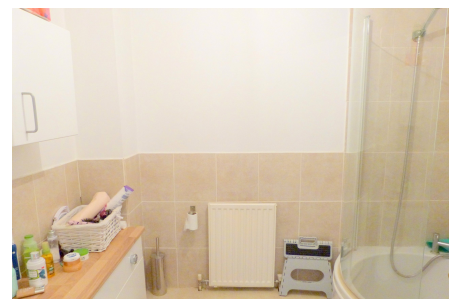
Good sized rear garden, mainly lawn with paved patio area. Wooden shed. Secure rear access gate.

## FRONT OF THE PROPERTY

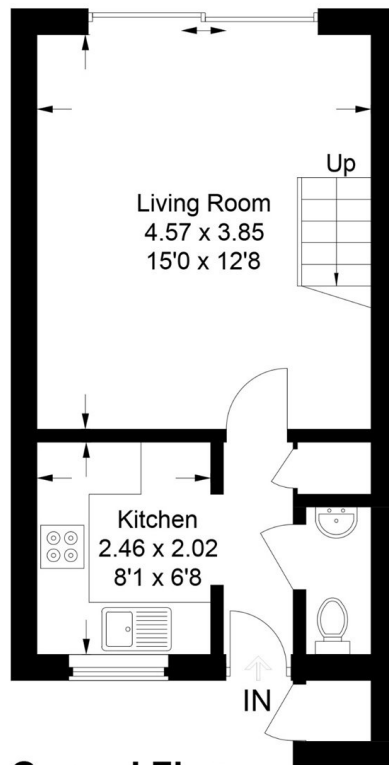
Lawn area of front garden. Storage cupboard housing meters.

## PARKING

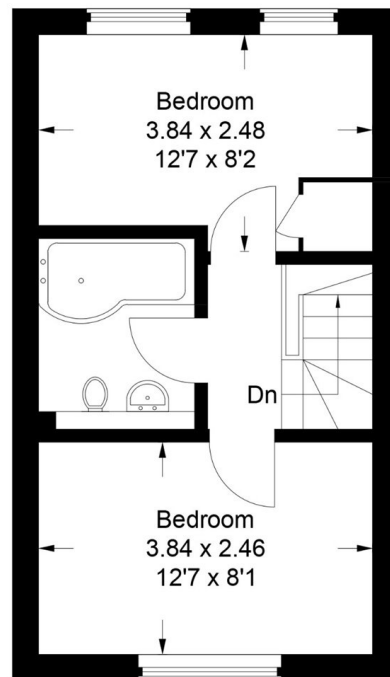
The house also benefits from two parking spaces.



Approximate Gross Internal Area  
 Ground Floor = 28.8 sq m / 310 sq ft  
 First Floor = 27.5 sq m / 296 sq ft  
 Total = 56.3 sq m / 606 sq ft  
 (Including External Cupboard)



**Ground Floor**



**First 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.  
 © CJ Property Marketing Ltd Produced for Rodgers Estate Agent

Important Notice: Rodgers Estate Agents give notice that their solicitors and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Rodgers Estate Agents have not tested any appliances, equipment or facilities.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		88
(69 to 80) <b>C</b>	72	
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		EU Directive 2002/91/EC

30 Market Place  
 Chalfont St Peter  
 Buckinghamshire  
 SL9 9DU

csp@rodgersstates.com

5 Park Lane  
 Harefield  
 Middlesex  
 UB9 6BJ

harefield@rodgersstates.com