



Mount Pleasant  
HAREFIELD, UB9 6BE





# £425,000

Rodgers Estate Agents are delighted to offer a superb opportunity to purchase this three bedroom terraced house, being sold with NO ONWARD CHAIN. The property is situated in a popular residential location, within walking distance to the centre of Harefield village. The house would benefit from some moderate updating, allowing the buyers to put their own stamp on the property. The ground floor accommodation comprises of an entrance porch, lounge/sitting room and dining room open to the kitchen. The first floor boasts three bedrooms and bathroom. The property also benefits from front and rear gardens, gas central heating and double glazing. A viewing is highly recommended, please contact the Harefield office to arrange a viewing.

## ENTRANCE PORCH

Front door leading to the entrance porch with a double glazed front aspect window to the side of the door. Tiled flooring. Further door leading to the lounge/sitting room.

## LOUNGE / SITTING ROOM

17' 4" x 15' 11" (5.28m x 4.85m)  
Double glazed front aspect window. Feature fireplace with brick surround. Carpet and radiator. Carpeted stairs leading to the first floor. Door to the kitchen.

## DINING ROOM

10' 3" x 8' 8" (3.13m x 2.65m)  
Double glazed rear aspect sliding door leading to the garden. Tiled flooring. Radiator. Open to the kitchen.

## KITCHEN

15' 1" x 8' 7" (4.61m x 2.62m)  
Double glazed rear and side aspect windows and side aspect wooden stable door leading to the rear garden. Good range of wall and base units. Built in oven and grill. Built in gas hob. Space for appliances. One and a half bowl stainless steel sink and drainer unit. Tiled flooring and part tiled walls. Wall mounted boiler.

## FIRST FLOOR HALLWAY

Carpet. Loft access hatch. Built in cupboard housing the water cylinder. Doors to the bedrooms and bathroom.

## BEDROOM ONE

12' 10" x 11' 3" (3.90m x 3.42m)  
Double glazed rear aspect window. Carpet and radiator.

## BEDROOM TWO

11' 9" x 8' 4" (3.58m x 2.55m)  
Double glazed front aspect window. Carpet and radiator.

## BEDROOM THREE

8' 9" x 6' 11" (2.66m x 2.11m)  
Double glazed front aspect window. Carpet and radiator. Built in storage cupboard.

## BATHROOM

Double glazed rear aspect opaque window. Panel enclosed bath with power shower above. Hand wash basin and low level WC. Part tiled walls. Heated towel rail.



**FRONT GARDEN**

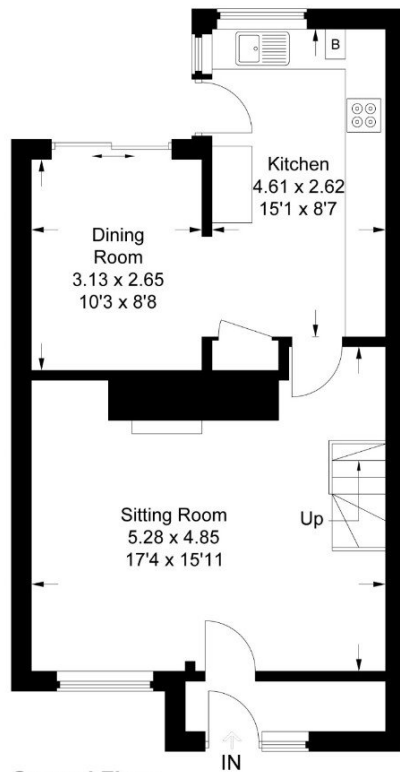
Front garden with pathway leading to the front door.

**REAR GARDEN**

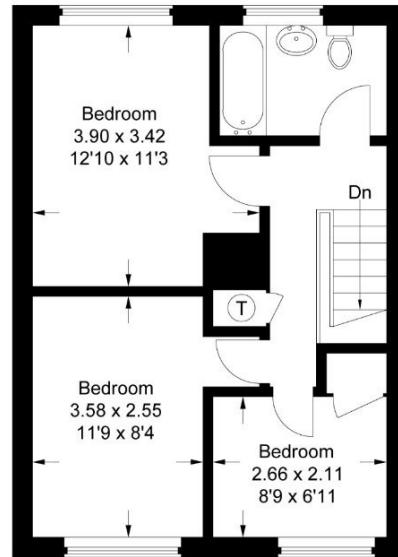
Low maintenance mainly paved rear garden.



Approximate Gross Internal Area  
 Ground Floor = 48.8 sq m / 525 sq ft  
 First Floor = 40.5 sq m / 436 sq ft  
 Total = 89.3 sq m / 961 sq ft



**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.  
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		<b>85</b>
(69 to 80) <b>C</b>	<b>69</b>	
(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		
<b>England, Wales &amp; N.Ireland</b>		EU Directive 2002/91/EC

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