



Sanctuary Close

HAREFIELD, MIDDLESEX, UB9 6LJ



£399,950

A superb opportunity to purchase this three double bedroom townhouse with two bath/shower rooms and a Southerly aspect rear garden and balcony. The property is conveniently located, being just a short walk to Harefield Hospital and the centre of the village. The accommodation briefly comprises a living room with sliding doors to the rear garden, spacious kitchen/dining room, three double bedrooms, bathroom and downstairs shower room. The property also benefits from an integrated double length garage and the Southerly aspect rear garden and first floor balcony. Other benefits include gas central heating and double glazing. A viewing is highly recommended, please contact the Harefield office of Rodgers Estate Agents to arrange a viewing.

HALLWAY / LOBBY

Carpet and radiator. Stairs leading to the first floor. Doors to the living room, shower room and integrated garage.

LIVING ROOM

14' 8" x 11' 9" (4.5m x 3.6m) Double glazed rear aspect windows and sliding doors leading to the garden. Carpet and radiator.

SHOWER ROOM

7' 5" x 7' 0" (2.3m x 2.1m) Shower cubicle with glazed panels and sliding door. Pedestal hand wash basin and low level WC. Tiled flooring and walls. Radiator. Cupboard with space for washing machine and dryer above.

INTEGRATED GARAGE

29' 6" x 12' 0" (9m x 3.7m) Integrated double length garage with electric front door. Power and lighting.

FIRST FLOOR HALLWAY

Carpet. Stairs leading to the second floor. Built in storage cupboards.

KITCHEN / DINING ROOM

17' 4" x 11' 9" (5.3m x 3.6m) Front door. Double glazed front aspect window. Good range of wall and base units. Built in oven and grill. Built in gas hob with extractor above. Built in dishwasher. Fitted fridge/freezer. Stainless steel sink and drainer unit. Carpet and radiator. Part tiled walls. Wall mounted boiler.

BEDROOM ONE

11' 9" x 9' 10" (3.6m x 3m) Double glazed rear aspect windows and sliding door leading to the balcony. Carpet and radiator.

BALCONY

Southerly aspect balcony with tiled flooring.

SECOND FLOOR HALLWAY

Carpet. Built in storage cupboards.

BEDROOM TWO

11' 10" x 10' 0" (3.6m x 3m) Double glazed rear aspect window. Carpet and radiator.

BEDROOM THREE

11' 9" x 9' 4" (3.6m x 2.8m) Double glazed front aspect window. Carpet and radiator.

BATHROOM

7' 10" x 6' 3" (2.4m x 1.9m) Panel enclosed bath. Hand wash basin and low level WC. Tiled walls. Heated towel rail. Extractor. Loft access hatch. Built in cupboard housing the water cylinder.

REAR GARDEN

Good sized Southerly aspect rear garden. Mainly lawn with a paved patio area. Wind out blind over the patio area.



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TOTAL APPROXIMATE FLOOR AREA (INCLUDING GARAGE)

1432 sq ft / 133 sq m

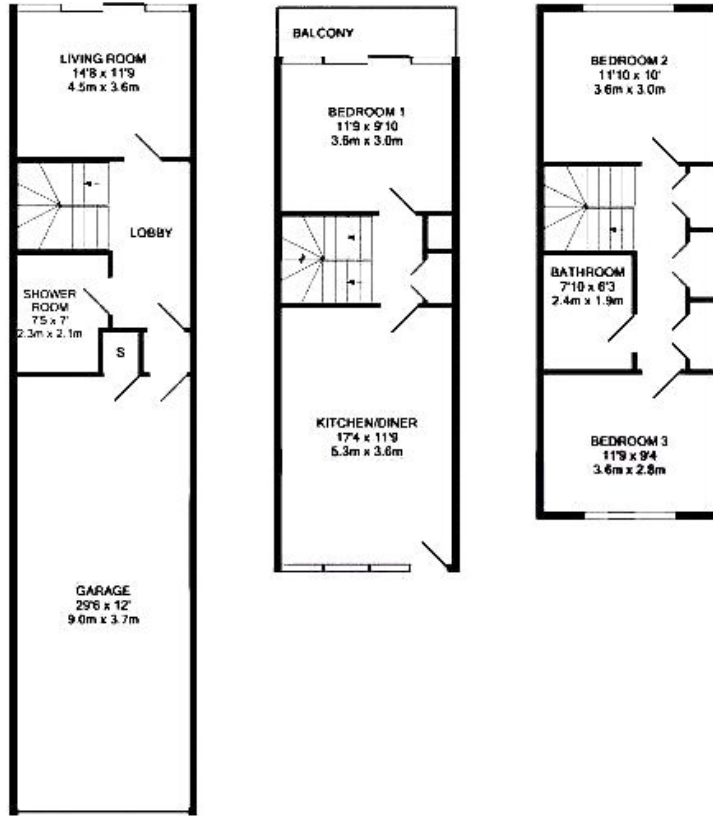


Illustration for identification purposes only, measurements are approximate, not to scale.



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		80
(55 to 68) D	60	
(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

30 Market Place
Chalfont St Peter
Buckinghamshire
SL9 9DU

csp@rodgersstates.com

5 Park Lane
Harefield
Middlesex
UB9 6BJ

harefield@rodgersstates.com