



Roman Close

HAREFIELD, MIDDLESEX, UB9 6BH



£409,950

A deceptively spacious three double bedroom semi-detached family house for sale, situated in a cul-de-sac location within walking distance of the centre of Harefield village. The property boasts a lovely dual aspect sitting room, a second reception room/study, a downstairs cloakroom, a well appointed modern spacious open plan kitchen and dining room, three double bedrooms and a modern family bathroom. Outside the property benefits from a lovely rear garden, mainly laid to lawn with an additional south facing sun terrace to the side with direct access via the French doors from the kitchen. Please note that the property does not have off street parking or the ability to create it. A viewing is highly recommended, please contact the Harefield office of Rodgers Estate Agents to arrange a viewing.

ENTRANCE

The entrance to the property is through a cast iron gate leading to the front door and rear of the property. Sealed unit fully opaque glazed front door leading to the Entrance Hall. Outside lighting.

ENTRANCE HALL

Fully opaque glazed sealed unit panels to one side of the door. Two ceiling light points. Wooden flooring. Radiator. Under stairs storage cupboard housing gas and electric meters and consumer unit. Doors off to Guest Cloakroom, Reception/Study, Sitting Room and Dining Room. Fully carpeted turning staircase with handrail, rising to First Floor and Landing.

GUEST CLOAKROOM

Fitted with a low level WC and wall mounted wash hand basin with twin chrome taps. Wooden flooring continued from the Entrance Hall. Ceiling light point. Expel Air. Radiator. Wall mounted mirror with light above. Sealed unit opaque glazed rear aspect window.

SITTING ROOM

16' x 10' 7" (4.88m x 3.23m) Spacious dual aspect Sitting Room with sealed unit windows overlooking the front and side of the property. Fully carpeted. Ceiling light point. Coved cornice. TV point. Radiator. Feature wall mounted stainless steel stone effect gas fire.

DINING ROOM

11' 2" x 9' 7" (3.40m x 2.92m) Lovely dining and relaxing area which is open to the Kitchen/Breakfast Room. Four wall light points. TV point. Radiator. Smoke alarm. Wooden flooring continued from the Entrance Hall. Built in storage cupboard with shelving. Open to the Kitchen/Breakfast Room.

KITCHEN/BREAKFAST ROOM

14' 11" x 8' 11" (4.55m x 2.72m) A beautifully light and airy room with plenty of space for seating and dual aspect with sealed unit windows overlooking the rear garden and sealed unit French doors, with full height sealed unit panels to each side, opening onto the sun terrace. Fitted with an extensive range of white gloss base and eye level units, with under cupboard lighting, including a glazed display cabinet. Extremely good expanse of roll edge surfaces, with matching splash backs, inset with a one and a half bowl stainless steel drainer sink with chrome mixer taps. Also inset with a Logic ceramic hob, with stainless steel splash back, integrated John Lewis electric oven below and built in stainless steel extractor hood over. Downlighters. Wooden flooring continued from the Entrance Hall. Space and plumbing for washing machine and space and plumbing for dishwasher. Space for full height American style fridge freezer.

RECEPTION/STUDY

7' 11" x 7' 8" (2.41m x 2.34m) Double aspect with sealed unit windows overlooking the rear and side of the property. Ceiling light point. Radiator. Broadband point. Telephone point. Wood laminate flooring continued from the Entrance Hall. Built in cupboard housing wall mounted Main Combination Boiler.

FIRST FLOOR AND LANDING

Large two-way landing with access to the loft. Sealed unit window overlooking the side of the property. Ceiling light point. Built in cloaks cupboard with hanging rail and shelving. Fully carpeted. Doors off to Bedrooms One, Two, Three and Family Bathroom.

BEDROOM ONE

12' 9" x 9' 1" (3.89m x 2.77m) Sealed unit windows overlooking the side of the property. Ceiling light point. Radiator. Fully carpeted. TV point. Two built in wardrobes both with hanging rail and shelving.

BEDROOM TWO

10' 8" x 10' 2" (3.25m x 3.10m) Sealed unit windows overlooking the front of the property. Fully carpeted. Ceiling light point. Radiator. TV point. Built in wardrobe with hanging rail and shelving. Fully carpeted.

BEDROOM THREE

10' 11" x 8' (3.33m x 2.44m) Sealed unit windows overlooking the rear of the property. Ceiling light point. Radiator. Fully carpeted.

FAMILY BATHROOM

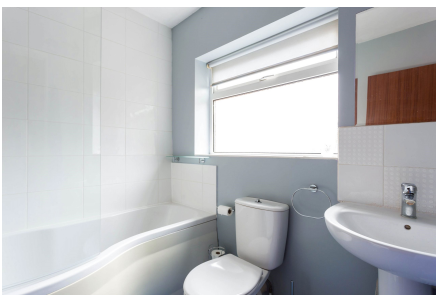
A modern well-appointed bathroom fitted with a white suite comprising panel enclosed P shaped bath with curved glazed shower screen, and chrome mixer taps with shower attachment, pedestal mounted wash hand basin with chrome mixer tap, and low level WC. Quality tile flooring. Ceiling light point. Radiator. Quality tile flooring. Sealed unit opaque glazed rear aspect window.

TO THE FRONT

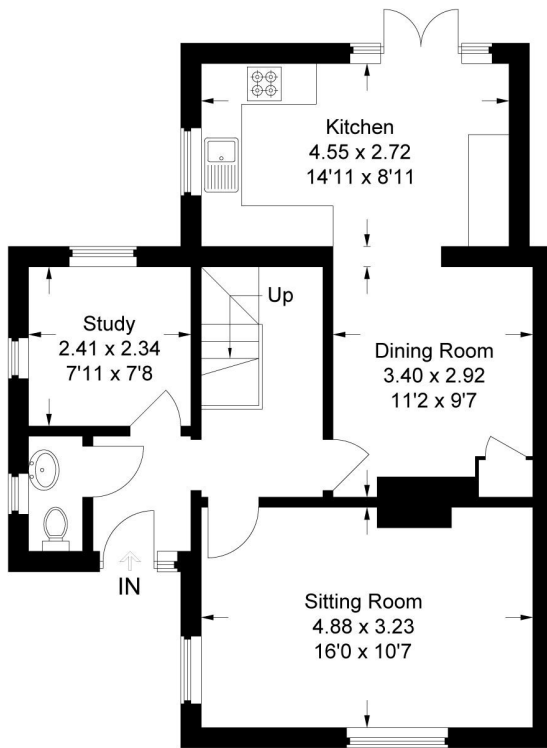
Area of lawn with brick wall frontage and mature planted shrubs. Cast iron gate leading to front door and to the rear of the property.

TO THE REAR

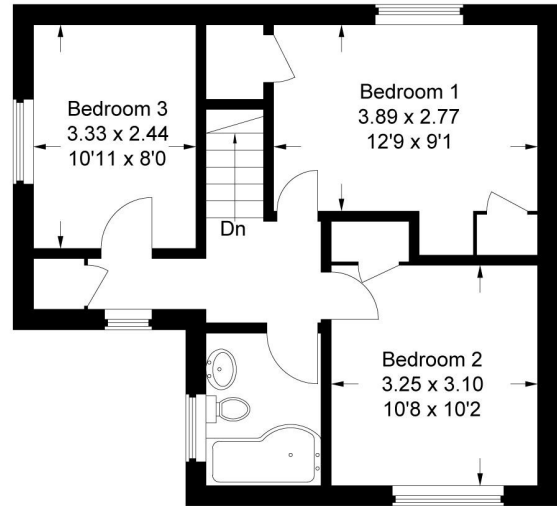
Good size rear garden, mainly laid to lawn, with mature planted borders. Wood panel fence surrounds. Wooden storage shed. Paved patio area to the side and further delightful south facing sun terrace area by the French doors from the Kitchen and Dining Room. Outside lighting. Outside tap.



Approximate Gross Internal Area
 Ground Floor = 58.0 sq m / 624 sq ft
 First Floor = 44.0 sq m / 474 sq ft
 Total = 102.0 sq m / 1098 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
<i>Very energy efficient - lower running costs</i>			
(92 to 100)	A		
(81 to 91)	B		85
(69 to 80)	C		
(55 to 68)	D	68	
(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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