



Morse Close
HAREFIELD, UB9 6RA



£370,000

A stunning two double bedroom house for sale with a South facing rear garden, situated in a quiet popular residential development and located just a short walk to the centre of Harefield village. The property is presented in excellent condition throughout, having been well maintained and improved by the current owners. The accommodation comprises of an entrance hallway, downstairs cloakroom, modern fitted kitchen, living/dining room, two double bedrooms and modern shower room. The house also benefits from a good sized South facing rear garden and off street parking at the front. A viewing is highly recommended, please contact the Harefield office of Rodgers Estate Agents to arrange a viewing.

ENTRANCE HALLWAY

Front door with double glazed opaque panel leading to the hallway. Tiled flooring. Radiator. Doors to the downstairs cloakroom, living/dining room and storage cupboard. Opening to the kitchen.

DOWNSTAIRS CLOAKROOM

Hand wash basin with tiled splash back. Low level WC. Tiled flooring. Heated towel rail. Extractor.

STORAGE CUPBOARD

Storage cupboard with shelving and space for washing machine.

KITCHEN

8' 1" x 6' 7" (2.46m x 2.00m) Modern Fitted kitchen. Front aspect window with double glazed panels. Range of wall and base units. Stainless steel sink and drainer unit. Built in Bosch oven and five ring gas hob with stainless steel extractor above. Spaces for fridge/freezer and dishwasher. Tiled flooring and part tiled walls. Ceiling spotlights. Cupboard housing the boiler.

LIVING / DINING ROOM

19' 3" x 12' 8" (5.88m x 3.85m) Double glazed rear aspect sliding doors leading to the garden. Wooden flooring. Modern upright radiator. Carpeted stairs leading to the first floor.

FIRST FLOOR HALLWAY

Carpet. Loft access hatch. Built in storage cupboard. Doors to the bedrooms and shower room.

BEDROOM ONE

12' 8" x 10' 2" (3.87m x 3.09m) Rear aspect windows with double glazed panels. Carpet and radiator. Fitted wardrobes with sliding doors.

BEDROOM TWO

10' 8" x 8' 2" (3.25m x 2.49m) Front aspect window with double glazed panels. Carpet and radiator. Fitted wardrobes.

SHOWER ROOM

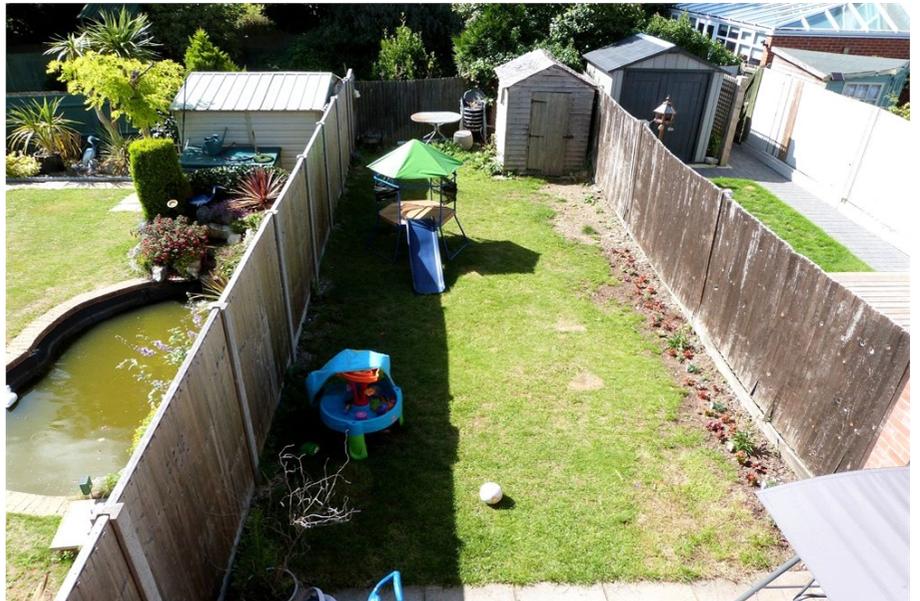
Walk in shower cubicle with tiled walls, glazed shower screen and glazed panel. Hand wash basin. Low level WC. Tiled flooring and part tiled walls. Heated towel rail. Extractor.

REAR GARDEN

Good sized South facing rear garden, mainly lawn with paved patio area and wooden shed.

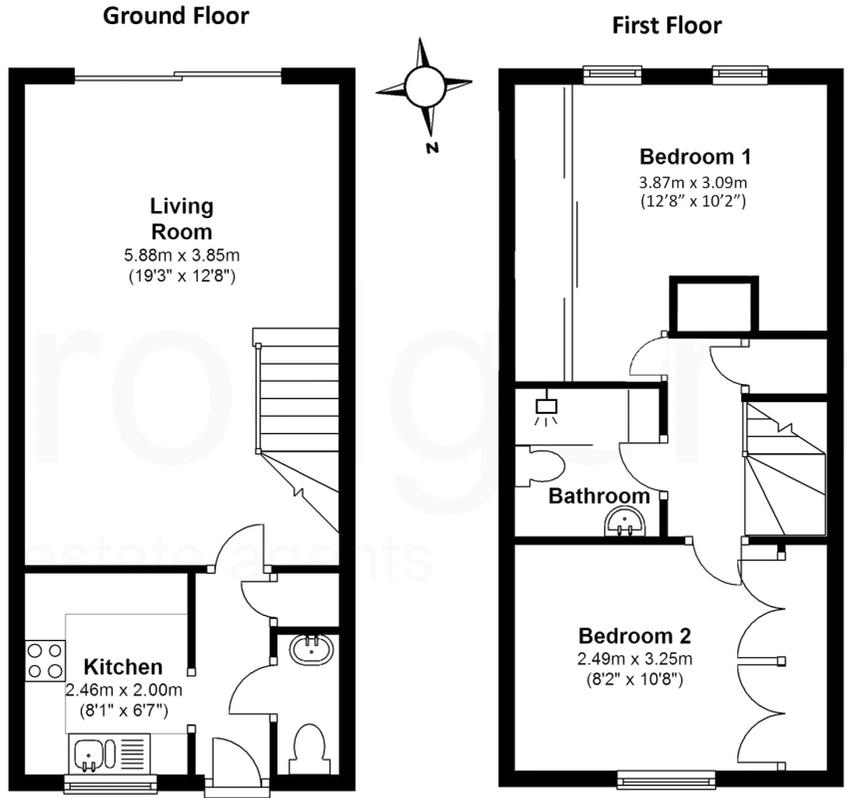
TO THE FRONT

Off street parking at the front. Built in storage cupboard housing the meters.



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Approx. Gross Internal Area 65 sq. Metres (702 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Rodgers Estate Agents and no guarantee as to their operating ability or their efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		90
(81 to 91) B		
(69 to 80) C		
(55 to 68) D	62	
(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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