



## Bellevue Terrace

SUMMERHOUSE LANE, HAREFIELD, MIDDLESEX,  
UB9 6HT





## £445,000

A superb opportunity to purchase this three bedroom end of terrace house with a good sized rear garden, situated in a quiet location close to the canal in Harefield and surrounded by countryside. The accommodation comprises of a lounge/sitting room, spacious kitchen/dining room, three bedrooms and shower room. The property benefits from a front garden and good sized rear garden with parking at the end of the rear garden. The property would benefit from some moderate updating. Other benefits include double glazing and gas central heating. A viewing is highly recommended, please contact the Harefield office of Rodgers Estate Agents to arrange a viewing.

### ENTRANCE

Front door with double glazed opaque panels leading to the lounge/sitting room.

### LOUNGE / SITTING ROOM

16' 6" x 16' 5" (5.02m x 5.01m)  
Double glazed front aspect window and double glazed side aspect opaque window. Fireplace with electric fire. Wooden flooring. Radiator. Carpeted stairs leading to the first floor. Sliding and folding door to the kitchen/dining room.

### KITCHEN / DINING ROOM

16' 2" x 12' 1" (4.94m x 3.68m)  
Double glazed side and rear aspect windows. Side door with double glazed opaque panel. Range of wall and base units. Space for cooker with stainless steel extractor above. Spaces for washing machine, dryer and fridge/freezer. One and a half bowl stainless steel sink and drainer unit. Two radiators. Part wooden flooring. Wall mounted boiler. Under stairs storage cupboard.

### FIRST FLOOR HALLWAY

Carpet. Loft access hatch.

### BEDROOM ONE

14' 1" x 7' 11" (4.29m x 2.42m)  
Double glazed front aspect window. Carpet and radiator.

### BEDROOM TWO

9' 11" x 7' 11" (3.02m x 2.42m)  
Double glazed front aspect window. Carpet and radiator.

### BEDROOM THREE

9' 3" x 7' 11" (2.82m x 2.41m)  
Double glazed rear aspect window. Carpet and radiator.

### SHOWER ROOM

Double glazed rear aspect opaque window. Tiled shower cubicle. Pedestal hand wash basin and low level WC. Radiator. Part tiled walls. Built in airing cupboard housing the water cylinder.



**FRONT GARDEN**

Front garden, part lawn with mature borders, plants and shrubs. Pathway leading to the front door and to the side of the property.

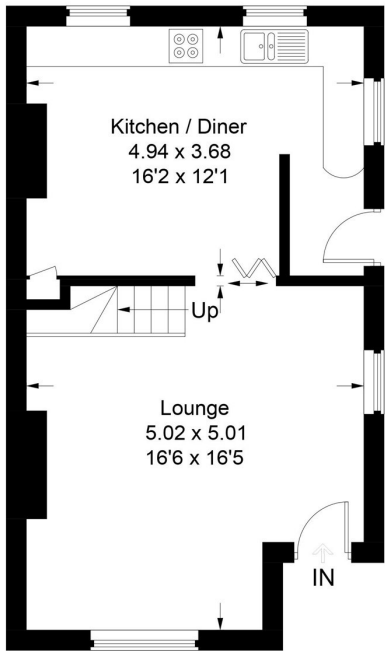
**REAR GARDEN**

Good sized rear garden. Mainly lawn with paved patio and side pathway. Wooden shed. Parking space at the end of the garden.

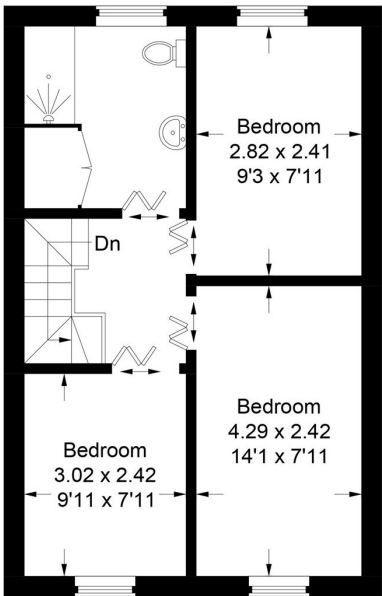


Bellevue Terrace

Approximate Gross Internal Area = 83.8 sq m / 902 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) A		88
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E	54	
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		EU Directive 2002/91/EC

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