



## Morse Close

HAREFIELD, MIDDLESEX, UB9 6RA



**£385,000**

A superb two double bedroom terraced house being sold with NO ONWARD CHAIN, presented in excellent condition throughout, situated in a quiet residential location close to the centre of Harefield village. The accommodation comprises of an entrance hallway, downstairs cloakroom, sitting/dining room, kitchen, two double bedrooms and bathroom. The house also benefits from a Westerly facing rear garden and two parking spaces. The house is conveniently located, being a short walk to the High Street, schools and amenities. Other benefits include double glazing throughout and gas central heating. A viewing is highly recommended, please contact the Harefield office of Rodgers Estate Agents to arrange a viewing.

### **ENTRANCE HALLWAY**

Front door with ornate opaque panel insets. Wooden flooring. Radiator. Storage cupboard with shelving.

### **DOWNSTAIRS CLOAKROOM**

Vanity hand wash basin with tiled splash back. Low level WC. Wooden flooring. Radiator. Extractor.

### **SITTING / DINING ROOM**

15' 2" x 12' 7" (4.62m x 3.84m) Double glazed rear aspect sliding door leading to the garden. Wooden flooring. Radiator. Built in storage units and shelving. Carpeted stairs leading to the first floor.

### **KITCHEN**

8' x 6' 7" (2.44m x 2.01m) Double glazed front aspect window. Range of wall and base units. One and a half bowl stainless steel sink and drainer unit. Spaces for cooker, washing machine and fridge/freezer. Tiled flooring and part tiled walls. Cupboard housing the boiler.

### **FIRST FLOOR HALLWAY**

Carpet. Doors to both bedrooms and bathroom.

### **BEDROOM ONE**

12' 7" x 8' (3.84m x 2.44m) Double glazed front aspect window. Carpet and radiator. Built in wardrobes.

### **BEDROOM TWO**

12' 8" x 8' 3" (3.86m x 2.51m) Double glazed rear aspect window. Carpet and radiator. Built in storage cupboard. Loft access hatch.

### **BATHROOM**

Panel enclosed bath with shower attachment. Vanity hand wash basin. Low level WC. Part tiled walls. Carpet and radiator. Extractor.

### **REAR GARDEN**

Westerly facing rear garden, mainly lawn with paved patio area. Mature borders, plants and shrubs. Good sized storage shed.

## FRONT OF THE PROPERTY

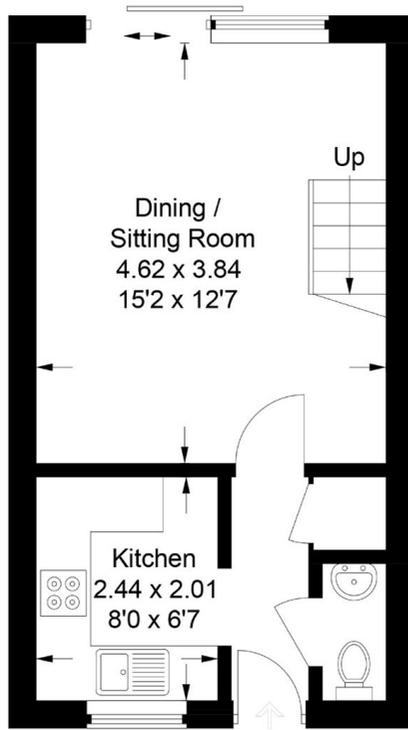
Front garden with pathway leading to the front door. Storage cupboard housing the meters.

## PARKING

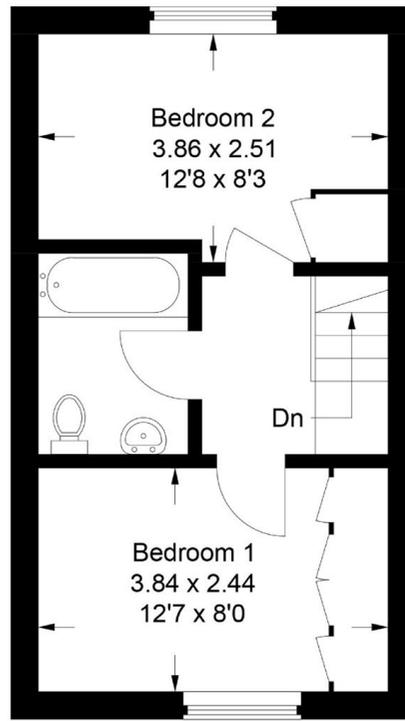
The house also benefits from two parking spaces.



Approximate Gross Internal Area  
 Ground Floor = 28.0 sq m / 301 sq ft  
 First Floor = 27.7 sq m / 298 sq ft  
 Total = 55.7 sq m / 599 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) <b>A</b>		
(81 to 91) <b>B</b>		<b>90</b>
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	<b>68</b>	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Wales &amp; N.Ireland</b>		EU Directive 2002/91/EC

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