



Linden Square
HAREFIELD, UB9 6TQ



£399,000

A modern and charming two bedroom, two bathroom terraced townhouse, brought to the market with NO UPPER CHAIN and situated in a much sought after prestigious development, close to the Canal, lakes and surrounding countryside, including easy access to some lovely public footpaths and the Canal itself. The property is set in an extremely well maintained square and boasts two allocated parking spaces just opposite the front door, with accommodation comprising two double bedrooms, two bathrooms, one of which is en-suite to the master bedroom, a good size lounge, and a spacious kitchen/dining room. To the rear is an easy to maintain, south westerly facing courtyard style garden with a patio area to enjoy alfresco dining. Situated within easy reach of the Village Centre and very well placed for access to Denham, Rickmansworth, the M25 and onward motorway links.

ENTRANCE HALL

Entrance via elegant front door with opaque glazed panels inset. Coved ceiling. Wall mounted burglar alarm console. Stairs leading to first floor and landing.

LIVING ROOM

4.95m x 3.35m (16' 3" x 11') Sealed unit bay window overlooking front aspect. Feature fireplace/ burner with inset coal effect gas fire. Ornate coved cornice. Three wall light points. Under stairs cupboard. Radiator.

KITCHEN/ BREAKFAST

4.39m x 2.90m (14' 5" x 9' 6") A modern and well-appointed kitchen fitted with a range of base and eye level units with integrated fridge freezer. Space and plumbing for dishwasher. Space and plumbing for a washing machine. Very good expanse of work surfaces inset with a double bowl drainer sink with mixer tap. Also inset with a four ring gas hob with extractor hood above. Fitted electric oven and grill. Tiled flooring. Coved cornice. Radiator. Double glazed window overlooking rear aspect. Casement doors with double glazed insets leading to rear.

LANDING

Access to fully boarded loft with aluminium pull down ladder. Airing cupboard with lagged cylinder. Central heating boiler unit.

MASTER BEDROOM

3.63m x 2.59m (11' 11" x 8' 6") Double glazed window overlooking front aspect. Fitted double wardrobe. Radiator. Door leading to:

EN SUITE SHOWER ROOM

Partly tiled with white suite incorporating low level WC, wash hand basin with chrome mixer tap set into vanity unit with a marble work top and walk in Aqualisa shower. Tiled floor. Expel air. Radiator. Double glazed opaque window overlooking front aspect.

BEDROOM TWO

4.32m x 2.26m (14' 2" x 7' 5") Double glazed windows overlooking rear aspect. Coved ceiling. Radiator.

BATHROOM

Partly tiled with modern white suite comprising low level WC, vanity unit mounted wash hand basin with mixer tap and panel enclosed bath with chrome mixer tap and shower attachment. Tiled flooring. Expel air. Radiator.

FRONT GARDEN

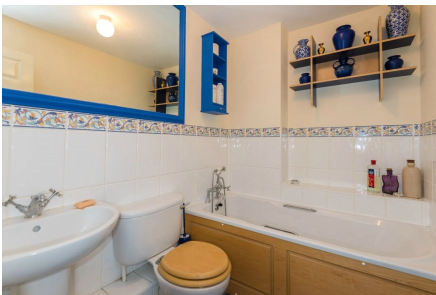
Low maintenance paved and gravelled frontage with cast iron fencing and gate. Outside lighting.

PARKING

Two allocated parking spaces in a central parking area, in front of the property.

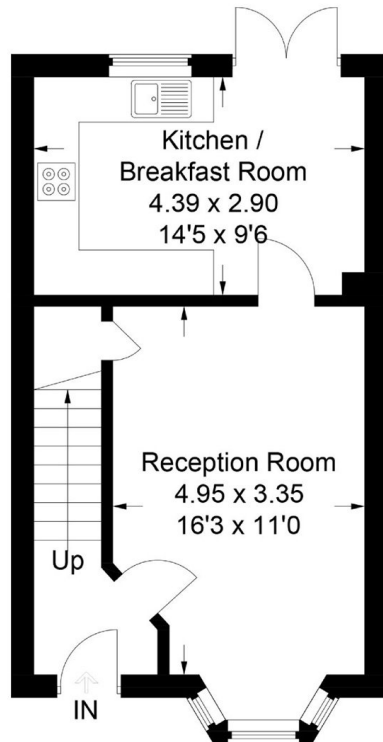
REAR GARDEN

Easy to maintain with brick paved patio area and shingle area. Garden shed. Wooden fence borders. Pedestrian rear access.

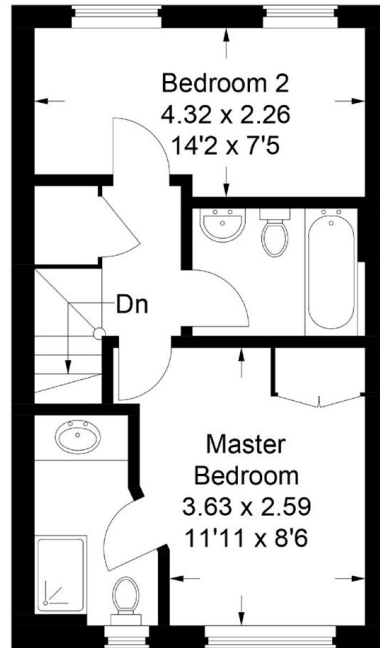


Linden Square, UB9

Approximate Gross Internal Area
 Ground Floor = 36.1 sq m / 388 sq ft
 First Floor = 35.1 sq m / 378 sq ft
 Total = 71.2 sq m / 766 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		89
(69 to 80) C	70	
(55 to 68) D		
(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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