



Childs Avenue
HAREFIELD, MIDDLESEX, UB9 6RG



£460,000

A delightful three bedroom end of terrace family house for sale, backing directly onto countryside with great views from the rear. The property is situated in a quiet popular residential location, just a short walk to the centre of Harefield village. The house also benefits from a garage and private driveway with off street parking for several cars. The ground floor accommodation comprises of an entrance hallway, downstairs cloakroom, reception/dining room, kitchen/breakfast room and conservatory. The first floor boasts three bedrooms and modern family bathroom. The house is presented in excellent condition throughout and 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 insets and side aspect window with double glazed panel. Radiator.

DOWNSTAIRS CLOAKROOM

Front aspect window with double glazed opaque panel. Low level WC and hand wash basin. Part tiled walls. Heated towel rail.

RECEPTION / DINING ROOM

15' 10" x 14' 6" (4.82m x 4.42m) Front aspect window with double glazed panels. Carpet. Two radiators. Carpeted stairs leading to the first floor.

KITCHEN / BREAKFAST ROOM

14' 6" x 8' 4" (4.42m x 2.54m) Rear aspect window with double glazed panel and rear aspect door with double glazed panels leading to the conservatory. Good range of wall and base units. Built in electric oven and gas hob. One and a half bowl stainless steel sink and drainer unit. Spaces for appliances. Tiled flooring and part tiled walls. Cupboard housing the boiler.

CONSERVATORY

14' 11" x 7' 6" (4.54m x 2.28m) Double glazed rear aspect French doors leading to the garden and double glazed side and rear aspect windows. Wooden flooring.

FIRST FLOOR HALLWAY

Carpet. Doors to the three bedrooms and family bathroom.

BEDROOM ONE

14' x 8' 4" (4.26m x 2.55m) Front aspect window with double glazed panels. Carpet and radiator.

BEDROOM TWO

10' 2" x 7' 5" (3.11m x 2.27m) Rear aspect window with double glazed panels and great countryside views. Carpet and radiator. Loft access hatch.

BEDROOM THREE

9' 9" x 5' 11" (2.96m x 1.81m) Front aspect window with double glazed panels. Carpet and radiator. Built in airing cupboard housing the water cylinder.

BATHROOM

Rear aspect window with double glazed opaque panels. Panel enclosed bath with electric shower and glazed shower screen. Low level WC and vanity hand wash basin with storage underneath. Tiled flooring and part tiled walls. Heated towel rail. Extractor.

REAR GARDEN

Rear garden with lawn, decked and paved patio areas together with mature borders. Door to the garage.

FRONT GARDEN

Mainly lawn front garden.

PRIVATE DRIVEWAY

The property also benefits from a private driveway leading to the garage with off street parking for several cars.

GARAGE

17' 5" x 8' 4" (5.30m x 2.54m) Garage with power and light with rear aspect door leading to the garden.



Approximate Total Floor Area
93.4 sq m / 1006 sq ft

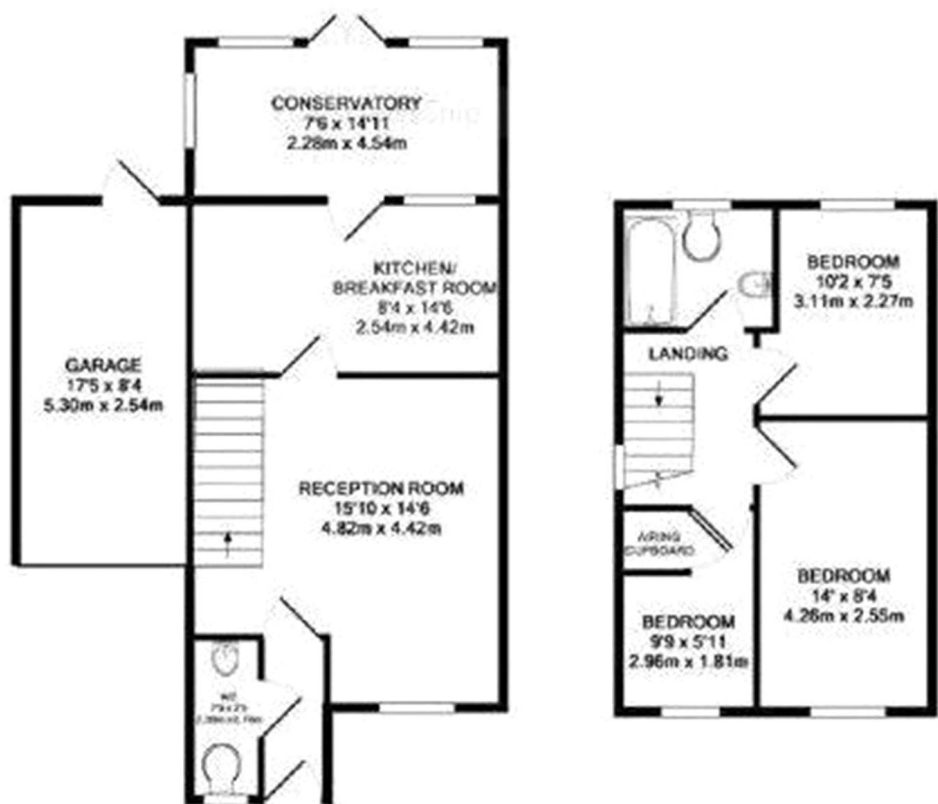


Illustration for identification purposes only, measurements are approximate, not to scale.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		89
(81 to 91) B		
(69 to 80) C		
(55 to 68) D	66	
(39 to 54) E		
(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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