



## Hall Drive

HAREFIELD, MIDDLESEX, UB9 6LA





**£425,000**

A superb opportunity to purchase this two bedroom semi-detached bungalow with two reception rooms, being sold with NO ONWARD CHAIN, situated in a quiet sought after location and just a short walk to the centre of Harefield village. The accommodation comprises of an entrance hallway, lounge/sitting room, kitchen, dining room, two bedrooms and bathroom. The property also benefits from gardens to the front and rear together with a private driveway with off street parking and a garage. The property benefits from double glazing and gas central heating and would benefit from some modernisation. 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. Carpet and radiator. Doors to the lounge/sitting room, both bedrooms, bathroom and kitchen.

### **LOUNGE / SITTING ROOM**

17' 5" x 12' 1" (5.31m x 3.68m) Double glazed front aspect bay window. Fireplace with brick surround, tiled hearth and wooden mantle. Carpet and radiator.

### **DINING ROOM**

11' x 8' (3.35m x 2.44m) Double glazed side aspect window. Rear door with double glazed panel leading to the garden with double glazed window to the side of the door. Carpet and radiator. Door to the garage.

### **KITCHEN**

10' 2" x 9' 3" (3.10m x 2.82m) Double glazed side aspect window. Stainless steel sink and drainer unit with cupboards underneath. Carpet and radiator. Wall mounted boiler. Built in cupboard housing the water cylinder. Loft access hatch. Door to the dining room.

### **BEDROOM ONE**

12' 5" x 10' 7" (3.78m x 3.23m) Double glazed rear aspect window. Carpet and radiator.

### **BEDROOM TWO**

9' 4" x 7' 8" (2.84m x 2.34m) Double glazed front aspect window. Carpet and radiator.

### **BATHROOM**

Double glazed side aspect opaque window. Panel enclosed bath with shower attachment and folding glazed shower screen, pedestal hand wash basin and low level WC. Fully tiled walls. Radiator.



## REAR GARDEN

Mainly lawn with paved pathway and patio area. Two greenhouses. Wooden shed.

## FRONT GARDEN

Mainly lawn with mature borders.

## PRIVATE DRIVEWAY

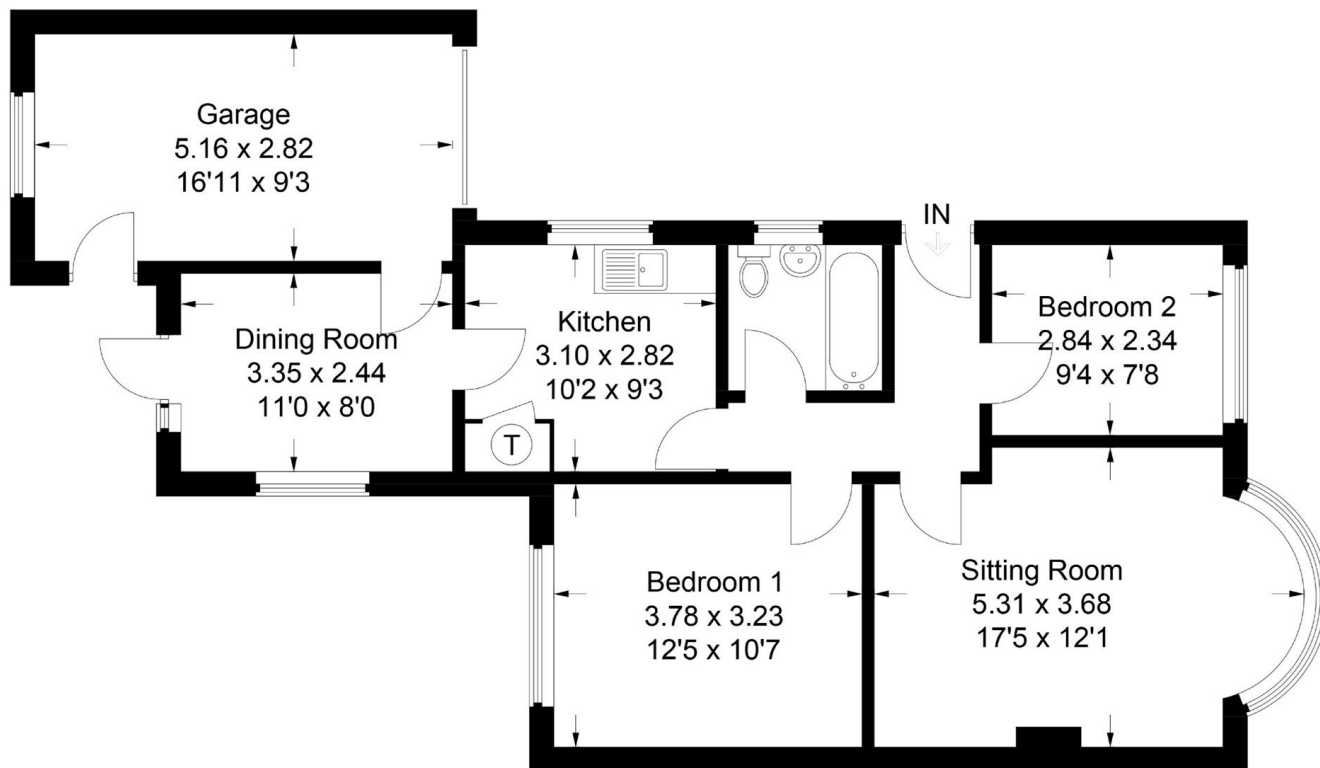
Private driveway with off street parking leading to the garage.

## GARAGE

16' 11" x 9' 3" (5.16m x 2.82m)  
Garage with up and over door to the front. Power and lighting. Side door with double glazed opaque panel leading to the rear garden.



Approximate Gross Internal Area  
80 sq m / 861 sq ft



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>		
(69 to 80) <b>C</b>		<b>78</b>
(55 to 68) <b>D</b>	<b>56</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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