



## Park Lane

HAREFIELD, MIDDLESEX, UB9 6BJ



**£340,000**

Rodgers Estate Agents are delighted to offer a superb opportunity to purchase this three bedroom terraced house, being sold with NO ONWARD CHAIN and in need of modernisation. The property is conveniently located, just a short walk to the centre of Harefield village with its schools, shops and amenities. The house still retains some period features and benefits from a South facing rear garden. The ground floor accommodation comprises of a lounge/sitting room, dining room, kitchen and bathroom with three bedrooms on the first floor. The property further benefits from double glazing and gas central heating. A viewing is highly recommended and to avoid disappointment, please contact the Harefield office as soon as possible to arrange a viewing.

### **ENTRANCE**

Wooden front door with glazed panel leading to the lounge/sitting room.

### **LOUNGE / SITTING ROOM**

14' 6" x 11' 7" (4.42m x 3.54m)  
Double glazed front aspect window. Feature fireplace with mantle and ornate surround together with tiled insets and hearth. Carpet and radiator.

### **DINING ROOM**

11' 11" x 11' 7" (3.64m x 3.54m)  
Double glazed rear aspect window. Feature fireplace with brick surround, tiled hearth and mantle. Carpet and radiator. Built in cupboards. Under stairs storage cupboard. Doors leading to the kitchen and first floor.

### **KITCHEN**

8' 1" x 7' 2" (2.46m x 2.18m)  
Double glazed side aspect window. Side door with opaque glazed panel. Wall and base units. Stainless steel sink and drainer unit. Tiled flooring. Sliding door leading to the bathroom.

### **BATHROOM**

Double glazed rear aspect opaque window. Double glazed side aspect window at the entrance to the bathroom. Panel enclosed bath with shower attachment. Pedestal hand wash basin. Low level WC. Fully tiled walls. Radiator.

### **FIRST FLOOR HALLWAY**

Carpet. Loft access hatch. Doors to the bedrooms.

### **BEDROOM ONE**

12' x 11' 7" (3.66m x 3.54m)  
Double glazed front aspect window. Carpet and radiator. Built in cupboards.

## BEDROOM TWO

13' 9" x 7' 4" (4.18m x 2.23m)  
Double glazed rear aspect window. Feature cast iron fireplace. Radiator. Wall mounted boiler.

## BEDROOM THREE

12' x 6' 3" (3.65m x 1.90m)  
Double glazed rear aspect window. Feature cast iron fireplace. Radiator.

## REAR GARDEN

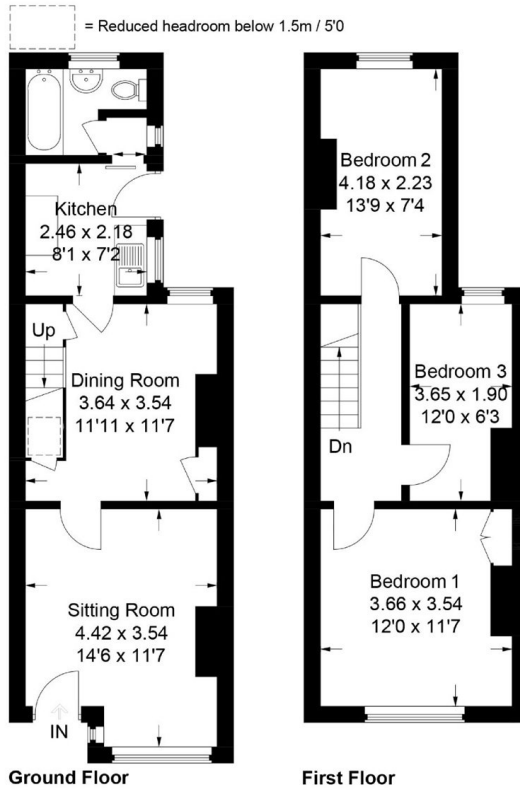
South facing rear garden. Mainly lawn with mature borders. Wooden shed.

## FRONT GARDEN

Front garden with pathway leading to the front door.



Approximate Gross Internal Area  
 Ground Floor = 38.1 sq m / 410 sq ft  
 First Floor = 36.2 sq m / 390 sq ft  
 Total = 74.3 sq m / 800 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>		<b>89</b>
(69 to 80)	<b>C</b>	<b>72</b>	
(55 to 68)	<b>D</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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