

Mossendew Close
HAREFIELD, MIDDLESEX, UB9 6QD



£525,000

A truly stunning three bedroom extended semi-detached family house for sale, presented in excellent condition throughout, situated in a quiet sought after cul-de-sac and just a short walk to the centre of Harefield village. The accommodation comprises of an entrance porch, hallway, downstairs cloakroom, through lounge/sitting room, dining room, 18ft long modern kitchen, three bedrooms and superb family bathroom. The house also benefits from a rear garden, front garden with off street parking and a garage accessed via a shared driveway. Other benefits include gas central heating and double glazing. A viewing is highly recommended, please contact the Harefield office of Rodgers Estate Agents to arrange a viewing.

ENTRANCE PORCH

Front door with opaque panel insets. Tiled flooring. Ceiling spotlight. Door to the downstairs cloakroom and further door to the hallway.

DOWNSTAIRS CLOAKROOM

Double glazed side aspect opaque window. Low level WC and hand wash basin with tiled splash back. Tiled flooring. Radiator. Ceiling spotlight. Extractor.

HALLWAY

Carpet and radiator. Carpeted stairs leading to the first floor. Built in storage cupboard and under stairs storage cupboard. Doors to the through lounge/sitting room and kitchen.

THROUGH LOUNGE / SITTING ROOM

20' 6" x 12' (6.26m x 3.65m) Double glazed front aspect window. Feature fireplace with stone surround and hearth. Carpet and two radiators. Open arch to the dining room.

DINING ROOM

11' 5" x 8' 5" (3.47m x 2.57m) Double glazed rear aspect folding and sliding 'concertina' doors leading to the garden. Carpet. Serving hatch to the kitchen.

KITCHEN

18' 3" x 7' 7" (5.57m x 2.32m) Rear door with double glazed panels leading to the garden with double glazed window to the side of the door. Double glazed side aspect window. Good range of wall and base units with ample work surfaces and breakfast bar area. One and a half bowl stainless steel sink and drainer unit. Built in dishwasher. Space for a range cooker with stainless steel extractor above. Spaces for fridge/freezer, washing machine and dryer. Part 'Metro' tiled walls and tiled flooring. Ceiling spotlights.

FIRST FLOOR HALLWAY

Double glazed side aspect opaque window above the stairs. Carpet and radiator. Loft access hatch. Doors to the bedrooms and bathroom.

BEDROOM ONE

11' x 10' 8" (3.35m x 3.25m) Double glazed front aspect window. Carpet and radiator.

BEDROOM TWO

12' 2" x 9' 7" (3.70m x 2.92m) Double glazed rear aspect window. Carpet and radiator.

BEDROOM THREE

12' 9" x 6' 5" (3.89m x 1.96m) Double glazed rear aspect window. Carpet and radiator. Ceiling spotlights.

BATHROOM

Superb modern bathroom. Double glazed front aspect opaque window. Panel enclosed bath with shower above and glazed shower screen. Low level WC and hand wash basin with tiled splash back. Part 'Metro' tiled walls and tiled flooring. Radiator. Ceiling spotlights. Extractor.

REAR GARDEN

Rear garden with lawn and patio areas together with a further raised patio area. Side gate leading to the shared driveway and garage.

TO THE FRONT

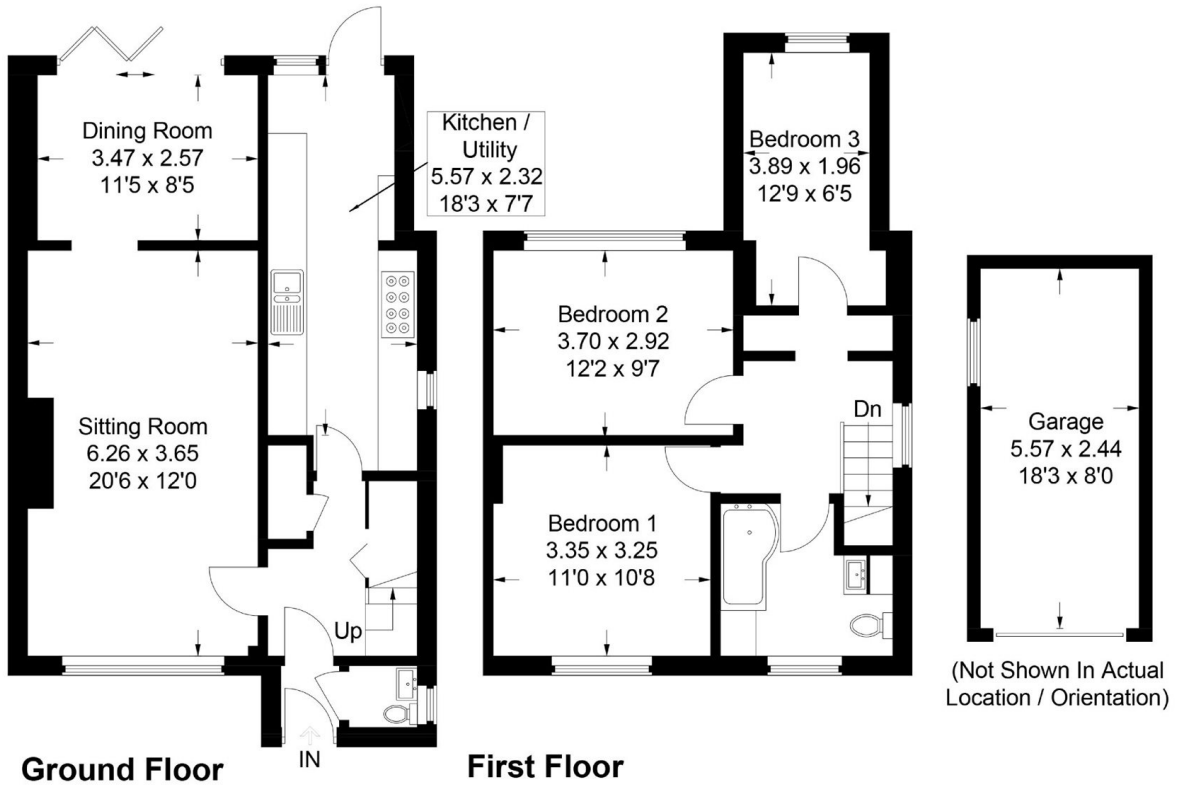
Front garden with mature borders and off street parking. Shared driveway leading to the garage.

GARAGE

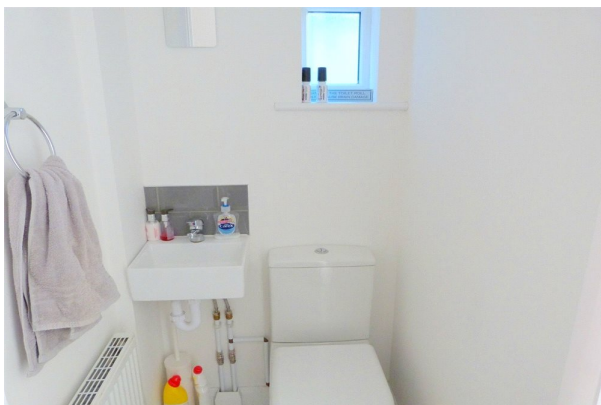
18' 3" x 8' (5.57m x 2.44m) Garage accessed via a shared driveway.



Approximate Gross Internal Area
 Ground Floor = 55.3 sq m / 595 sq ft
 First Floor = 44.3 sq m / 477 sq ft
 Garage = 13.7 sq m / 147 sq ft
 Total = 113.3 sq m / 1,219 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
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		80
(55 to 68)	D		
(39 to 54)	E	52	
(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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