



## Ash Grove

HAREFIELD, MIDDLESEX, UB9 6EX



**£475,000**

A spacious and beautifully presented three bedroom semi-detached family house for sale, situated in a popular residential location, just a short walk to the centre of Harefield village. The house is in excellent condition throughout, having been tastefully updated by the current owners. The spacious ground floor accommodation comprises of an entrance porch, hallway, living room, superb modern fitted kitchen/dining room, conservatory, good sized utility area and cloakroom. The first floor boasts three bedrooms and modern bathroom. The house also benefits from a Southerly aspect rear garden, off street parking to the front, double glazing and gas central heating. A viewing is highly recommended, please contact the Harefield office of Rodgers Estate Agents to arrange a viewing.

### **ENTRANCE PORCH**

Front door with ornate glazed panels with double glazed front and side aspect windows. Tiled flooring. Further door leading to the hallway.

### **HALLWAY**

Double glazed side aspect window. Wooden flooring. Radiator. Carpeted stairs leading to the first floor. Under stairs storage cupboard.

### **LIVING ROOM**

15' 5" x 10' 5" (4.70m x 3.18m) Double glazed front aspect window. Feature fireplace with stone surround, hearth and mantle. Carpet. Modern upright radiator.

### **KITCHEN / DINING ROOM**

22' 11" x 8' 7" (6.99m x 2.61m) Double glazed rear aspect window and double glazed rear aspect French doors leading to the conservatory. Great range of wall and base units. Built in oven and grill. Built in induction hob with stainless steel extractor above. Spaces for fridge/freezer and dishwasher. One and a half bowl sink and drainer unit. Wooden flooring. Part tiled walls. Two radiators with wood panelled covers. Door to the utility area and cloakroom.

### **CONSERVATORY**

12' 6" x 10' 9" (3.80m x 3.27m) Double glazed rear aspect French doors and double glazed side aspect door leading to the garden. Double glazed side and rear aspect windows.

### **UTILITY AREA**

Front aspect door with double glazed opaque panel leading to the front of the property. Rear aspect double glazed window and side aspect door with double glazed opaque panel leading to the garden. Stainless steel sink unit and worksurface. Tiled flooring and part tiled walls. Spaces for appliances. Door to the cloakroom.

### **CLOAKROOM**

Low level WC. Tiled flooring and part tiled walls.

### **FIRST FLOOR HALLWAY**

Double glazed side aspect window above the stairs. Carpet. Loft access hatch. Built in airing cupboard housing the water cylinder. Doors to the three bedrooms and bathroom.

## BEDROOM ONE

13' 7" x 10' 5" (4.13m x 3.18m) Double glazed front aspect window. Carpet and radiator. Built in open storage cupboard with shelving.

## BEDROOM TWO

16' 7" x 8' 8" (5.06m x 2.64m) Double glazed rear aspect window. Carpet and radiator. Built in open wardrobe.

## BEDROOM THREE

10' 7" x 9' (3.23m x 2.74m) Double glazed front aspect window. Carpet and radiator. Built in storage cupboard with shelving and further built in storage cupboard/wardrobe.

## BATHROOM

Double glazed rear aspect opaque window. Bath with shower attachment. Hand wash basin and low level WC. Fully tiled walls. Heated towel rail.

## REAR GARDEN

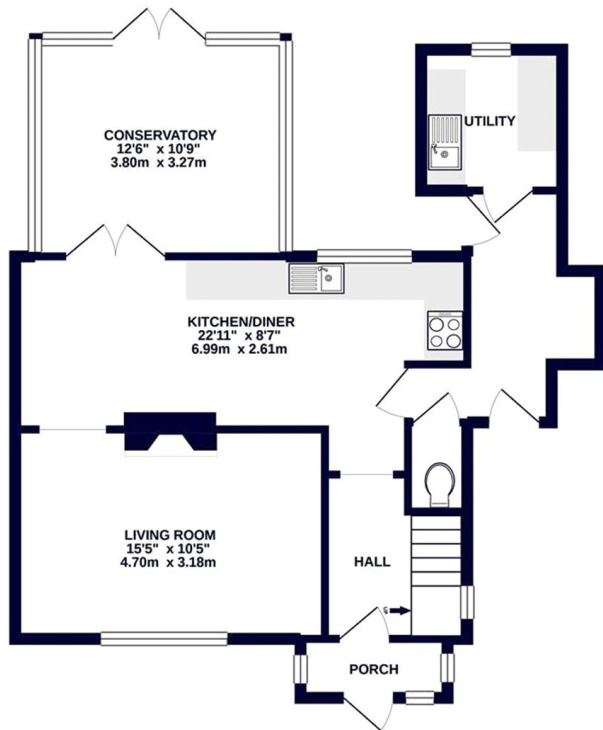
Southerly aspect low maintenance mainly paved rear garden. Two wooden storage sheds, one with power and light.

## OFF STREET PARKING

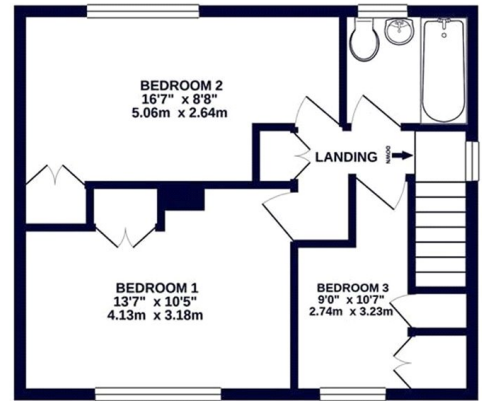
The house also benefits from off street parking for two cars to the front.



GROUND FLOOR  
688 sq.ft. (64.0 sq.m.) approx.



1ST FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 1116 sq.ft. (103.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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>79</b>
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>	<b>50</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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