



Northwood Road
HAREFIELD, MIDDLESEX, UB9 6PR



£595,000

A superb three bedroom extended detached house for sale, situated in a sought after location, just a short walk to the centre of Harefield village. The spacious property has been extended to the rear by the current owners and is presented in excellent condition throughout. The accommodation comprises of an entrance hallway, reception room open plan to the dining room, stunning modern fitted kitchen/breakfast room, utility room, downstairs cloakroom, three bedrooms and four piece suite bathroom. The property also benefits from a good sized rear garden with a workshop/studio at the rear, detached garage and private driveway with off street parking for at least two cars to the front. Other benefits include 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 HALLWAY

Front door with double glazed ornate opaque panel insets. Wooden flooring. Radiator with wood panelled cover. Ceiling spotlights. Built in storage cupboard. Under stairs storage cupboard. Mainly carpeted stairs leading to the first floor.

DOWNSTAIRS CLOAKROOM

Double glazed side aspect opaque window. Low level WC and corner hand wash basin. Tiled flooring and part tiled walls. Radiator. Ceiling spotlight.

KITCHEN / BREAKFAST ROOM

14' 3" x 11' 7" (4.35m x 3.53m) Stunning modern fitted kitchen. Double glazed front aspect bay window with fitted shutters. Great range of wall and base units including wine rack with stone work surfaces. The wall units have lighting underneath and some inside. Built in Neff oven, grill and microwave. Built in induction hob with clear splash back and stainless steel extractor above. Built in fridge/freezer and dishwasher. Ceiling spotlights and Sonos speakers fitted in the ceiling. Radiator. Tiled flooring.

DINING ROOM

13' 1" x 11' 7" (3.98m x 3.52m) Wooden flooring. Built in log burner. Modern upright radiator. Ceiling spotlights. Open plan to the reception room.

RECEPTION ROOM

17' 11" x 12' 1" (5.45m x 3.68m) Double glazed rear aspect five panel folding and sliding doors leading to the garden. Two double glazed skylight windows. Wooden flooring. Modern upright radiator. Ceiling spotlights.

UTILITY ROOM

Double glazed side aspect opaque window and side aspect door with double glazed opaque panel. Units with wooden work surface above and Butler sink. Space for appliances. Tiled flooring and part tiled walls. Wall mounted boiler.

FIRST FLOOR HALLWAY

Double glazed side aspect window above the stairs. Carpet. Loft access hatch.

BEDROOM ONE

12' 10" x 10' (3.91m x 3.06m) Double glazed rear aspect window. Carpet and radiator.

BEDROOM TWO

13' x 11' 10" (3.95m x 3.60m) Double glazed front aspect bay window. Carpet and radiator. Built in wardrobes.

BEDROOM THREE

9' 10" x 8' 1" (3.00m x 2.47m) Double glazed rear aspect window. Carpet and radiator. Built in airing cupboard housing the water cylinder.

FOUR PIECE SUITE BATHROOM

Double glazed front aspect opaque window. Panel enclosed bath with shower attachment. Pedestal hand wash basin and low level WC. Separate tiled shower cubicle with glazed sliding doors. Tiled flooring and part tiled walls. Radiator. Ceiling spotlights.

REAR GARDEN

Good sized rear garden with paved patio and lawn areas together with mature borders. Secure side passageway leading to the front of the property.

DETACHED GARAGE

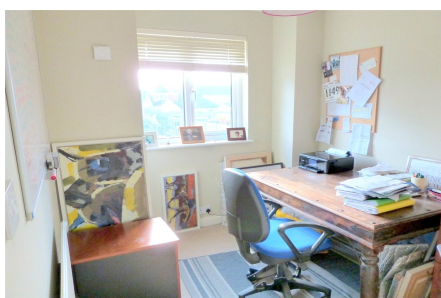
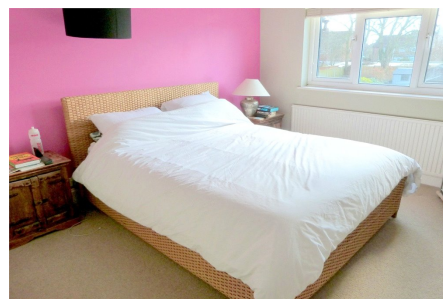
18' 8" x 8' 3" (5.70m x 2.51m) Detached garage with up and over front door and side door. Power and lighting.

WORKSHOP / STUDIO

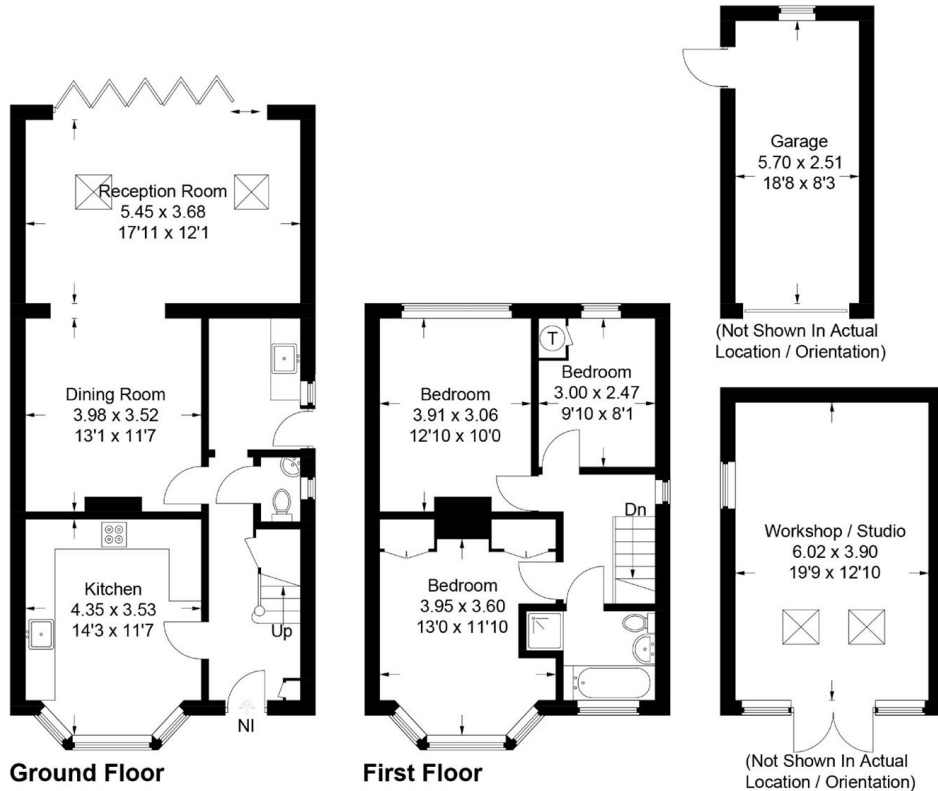
19' 9" x 12' 10" (6.02m x 3.90m) Detached workshop/studio. Wooden flooring. Power and lighting.

TO THE FRONT

Private driveway with off street parking for at least two cars to the front.



Approximate Gross Internal Area
 Ground Floor = 67.4 sq m / 725 sq ft
 First Floor = 44.3 sq m / 477 sq ft
 Workshop / Studio = 23.6 sq m / 254 sq ft
 Garage = 14.2 sq m / 153 sq ft
 Total = 149.5 sq m / 1,609 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		85
(69 to 80)	C		
(55 to 68)	D	56	
(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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