



Barden Close

HAREFIELD, MIDDLESEX, UB9 6LW



£1,300.00 Per month

Rodgers Estate Agents are delighted to offer to the rental market, this two double bedroom terraced house, conveniently situated just a short walk to the centre of Harefield village and ideally placed for Harefield Hospital. The accommodation comprises an entrance hallway, open plan reception/dining room, modern fitted kitchen with white goods, conservatory, two double bedrooms, bathroom and separate WC. The house also benefits from front and rear gardens. Available mid May 2021, unfurnished. Viewings recommended - contact the Harefield Branch on 01895 823333.

ENTRANCE HALLWAY

Front door with double glazed opaque panel. Wooden flooring. Radiator. Carpeted stairs leading to the first floor. Door with opaque panels leading to the reception/dining room.

RECEPTION / DINING ROOM

25' 5" max x 11' 7" max (7.74m max x 3.53m max) Double glazed rear aspect sliding doors to the conservatory. Glazed sliding doors to the kitchen. Parquet flooring. Two radiators. Under stairs storage cupboard.

KITCHEN

10' 7" x 7' 8" (3.23m x 2.34m) Double glazed front aspect window. Range of wall and base units. Built in oven and hob with stainless steel extractor above. Stainless steel sink and drainer unit. Fitted dishwasher and washing machine and American style fridge/freezer. Wooden flooring. Part 'Metro' tiled walls. Wall mounted boiler.

CONSERVATORY

11' 3" x 6' (3.43m x 1.83m) Side and rear aspect windows. Rear aspect door with glazed panels leading to the garden.

FIRST FLOOR HALLWAY

Wooden flooring. Loft access hatch. Built in storage cupboards. Doors to the bedrooms, bathroom and separate WC.

BEDROOM ONE

11' 8" x 11' 4" (3.56m x 3.45m) Double glazed front aspect window. Wooden flooring. Radiator. Built in wardrobes and units.

BEDROOM TWO

11' 8" x 10' 5" (3.56m x 3.18m) Double glazed rear aspect window. Wooden flooring. Radiator. Built in wardrobes.

BATHROOM

Panel enclosed bath with shower attachment and glazed shower screen. Pedestal hand wash basin. Part tiled walls. Heated towel rail. Extractor.

SEPARATE WC

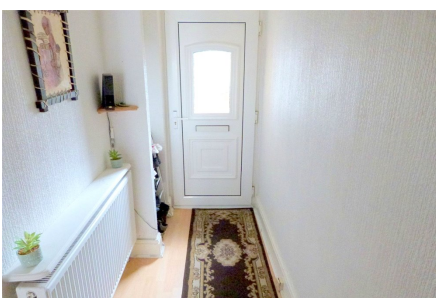
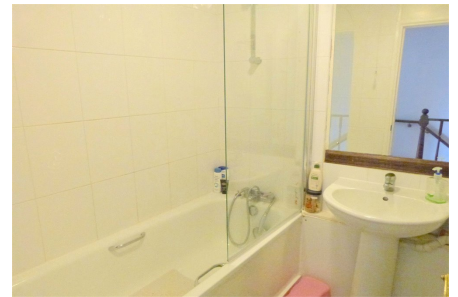
Low level WC. Extractor.

FRONT GARDEN

Front garden with pathway leading to the front door.

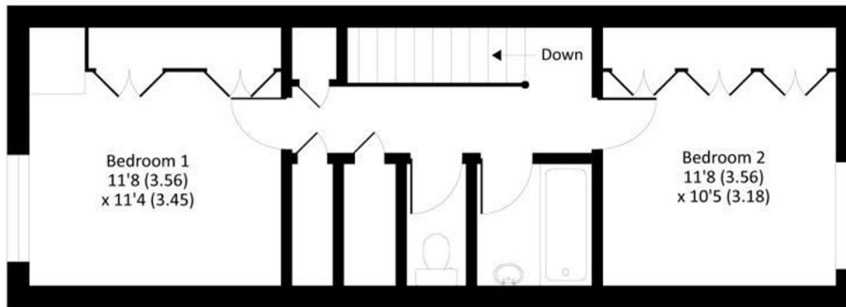
REAR GARDEN

Rear garden with lawn and paved area.



Barden Close, Harefield, Uxbridge, UB9 6LW

Total gross internal area = 928 sq ft / 86.2 sq m



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should not be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		88
(69 to 80) C		
(55 to 68) D	68	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

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