



Hall Drive
HAREFIELD, UB9 6LA



£450,000

Rodgers Estate Agents are delighted to offer a rare opportunity to purchase this three bedroom semi-detached bungalow and is being sold with NO ONWARD CHAIN. The property is situated in a quiet sought after location, just a short walk to the centre of Harefield village. The accommodation comprises of an entrance hallway, lounge/reception room, kitchen, three bedrooms and shower room. The bungalow also benefits from a South-West facing rear garden, front garden, private driveway with off street parking and a garage. Other benefits include double glazing and gas central heating, the property would benefit from some internal updating. A viewing is highly recommended, please contact the Harefield office to arrange a viewing.

ENTRANCE HALLWAY

Front door with double glazed opaque panels leading to the hallway. Carpet and radiator. Built in storage cupboards. Loft access hatch. Doors to the bedrooms, kitchen and shower room.

LOUNGE / RECEPTION ROOM

16' 6" x 12' 2" (5.03m x 3.71m)
Double glazed rear aspect sliding doors leading to the garden. Feature brick fireplace with tiled hearth and wooden surround with mantle. Carpet and radiator.

KITCHEN

13' 9" x 7' 7" (4.19m x 2.31m)
Side aspect door with double glazed opaque panel. Double glazed rear and side aspect windows. Range of wall and base units. Spaces for cooker and appliances. One and a half bowl sink and drainer unit. Radiator. Part tiled walls. Built in storage cupboard.

BEDROOM ONE

13' 6" x 9' 11" (4.12m x 3.02m)
Double glazed front aspect window. Carpet and radiator. Fitted wardrobes with sliding doors.

BEDROOM TWO

10' 2" x 10' (3.10m x 3.04m)
Double glazed front aspect window. Carpet and radiator. Built in wardrobe.

BEDROOM THREE

10' x 7' 1" (3.04m x 2.15m)
Double glazed side aspect window. Carpet and radiator. Built in wardrobe.

SHOWER ROOM

Double glazed side aspect opaque window. Shower cubicle with glazed sliding doors. Vanity hand wash basin. Low level WC. Tiled flooring and part tiled walls.

REAR GARDEN

South-West facing rear garden, mainly lawn with patio area, pathway and mature borders. Two wooden sheds.

FRONT GARDEN

Front garden, mainly lawn with mature borders and pathway leading to the front door.

GARAGE

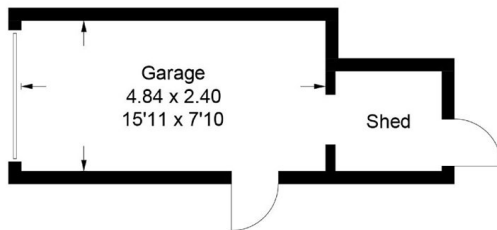
15' 11" x 7' 10" (4.84m x 2.40m)
Garage with front door, power and light. Open to a shed.

PRIVATE DRIVEWAY

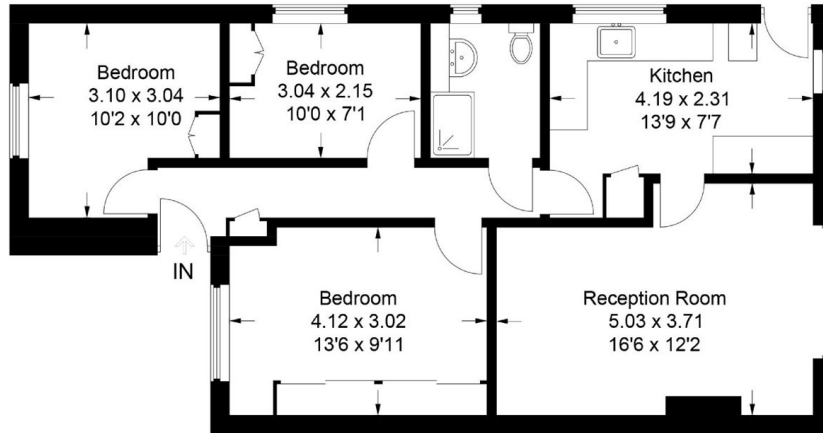
Private driveway with off street parking leading to the garage.



Approximate Gross Internal Area
 68.8 sq m / 740 sq ft
 Garage / Shed = 14.6 sq m / 157 sq ft
 Total = 83.4 sq m / 897 sq ft

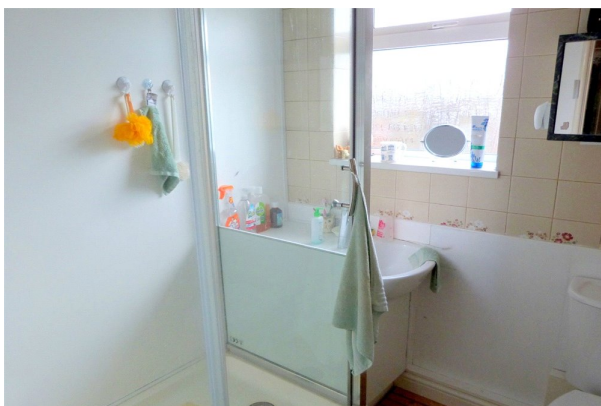


(Not Shown In Actual Location / Orientation)



Ground Floor

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)	A		
(81 to 91)	B		83
(69 to 80)	C		
(55 to 68)	D	65	
(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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