



Merle Avenue
HAREFIELD, MIDDLESEX, UB9 6DG



£650,000

A superb opportunity to purchase this spacious extended three bedroom detached house being sold with NO ONWARD CHAIN. The property is situated in a highly sought after location backing onto fields, just a short walk to the centre of Harefield village. The accommodation comprises of an entrance hallway, through lounge, dining room, open plan kitchen/breakfast room, three bedrooms and spacious four piece suite bathroom. The property also benefits from a large rear garden, garage, front garden and private driveway with off street parking to the front. The house would benefit from some moderate updating. 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 opaque panel and double glazed opaque window to the side of the door. Carpet and radiator. Two under stairs storage cupboards. Carpeted stairs leading to the first floor.

THROUGH LOUNGE

23' 10" x 12' 8" (7.26m x 3.87m) Double glazed front aspect window. Carpet. Two radiators. Double doors with opaque glazed panels leading to the dining room.

DINING ROOM

10' 4" x 8' 10" (3.15m x 2.70m) Double glazed rear aspect French doors leading to the garden with double glazed windows to the side of the doors. Carpet and radiator. Door with opaque glazed panels leading to the kitchen.

KITCHEN

12' 8" x 8' 10" (3.85m x 2.70m) Double glazed rear aspect window and side door with double glazed panel. Range of wall and base units. Stainless steel sink and drainer unit. Built in oven, grill and induction hob. Carpet. Open to the breakfast room.

BREAKFAST ROOM

8' 8" x 8' 4" (2.65m x 2.55m) Double glazed side aspect window. Carpet. Spaces for washing machine, dryer and dishwasher.

FIRST FLOOR HALLWAY

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

BEDROOM ONE

12' x 11' 1" (3.65m x 3.37m) Double glazed rear aspect window. Carpet and radiator.

BEDROOM TWO

11' 7" x 10' 11" (3.53m x 3.34m) Double glazed front aspect window. Carpet and radiator.

BEDROOM THREE

8' 10" x 7' 10" (2.69m x 2.38m) Double glazed front aspect window. Carpet and radiator.

BATHROOM

Double glazed rear and side aspect windows. Bath with shower attachment. Separate tiled shower cubicle. Pedestal hand wash basin and low level WC. Part tiled walls. Radiator. Cupboard housing the boiler.

REAR GARDEN

Approximately 81' x 50' 10" (24.70m x 15.50m) rear garden. Mainly lawn with paved patio area and pathways. Mature borders, plants and shrubs. Secure side access gate. Door to the garage.

GARAGE

24' 2" x 7' 6" (7.36m x 2.28m) Up and over front door and rear door. Power and lighting.

FRONT GARDEN

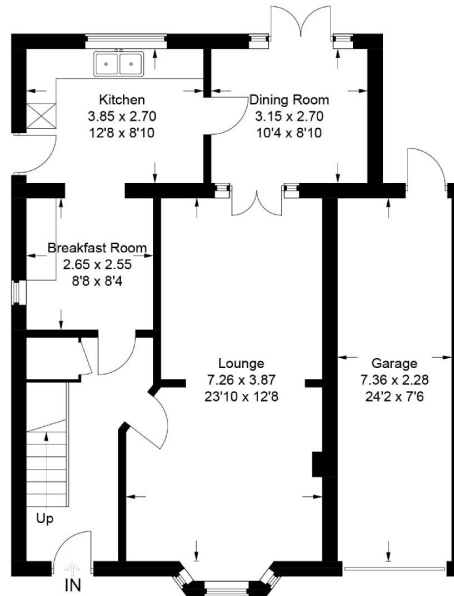
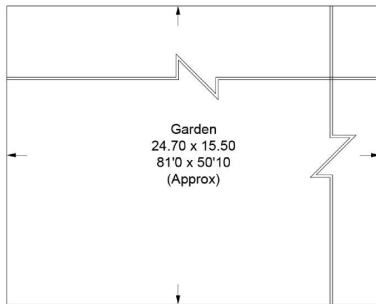
Lawn area with mature borders.

PRIVATE DRIVEWAY

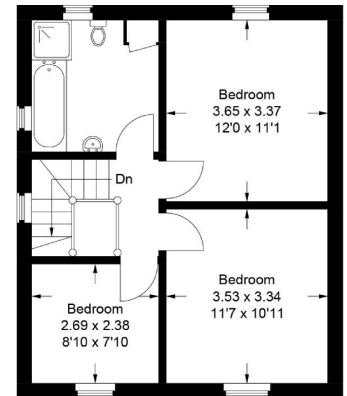
The house also benefits from a private driveway with off street parking to the front.



Approximate Gross Internal Area
 Ground Floor = 65.6 sq m / 706 sq ft
 First Floor = 43.4 sq m / 467 sq ft
 Garage = 16.9 sq m / 182 sq ft
 Total = 125.9 sq m / 1355 sq ft



Ground Floor



First 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
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		80
(55 to 68) D	55	
(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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