



Ash Grove  
HAREFIELD, MIDDLESEX, UB9 6EX





**£460,000**

A spacious extended four bedroom family house for sale with two bath/shower rooms, situated in a popular residential location, just a short walk to the centre of Harefield village. The ground floor accommodation comprises of an entrance porch, hallway, lounge, spacious kitchen/dining room, utility room and cloakroom. The first floor boasts three bedrooms and family bathroom with a bedroom and en-suite shower room on the second floor. The property also benefits from a rear garden and a driveway with off street parking 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 PORCH**

Front door with double glazed opaque panel with double glazed opaque window to the side of the door. Wooden flooring. Radiator. Open to the hallway.

### **HALLWAY**

Wooden flooring. Radiator. Carpeted stairs leading to the first floor. Door to the lounge.

### **LOUNGE**

15' 2" x 13' 7" (4.62m x 4.14m) Double glazed front aspect window. Feature fireplace with stone surround, hearth and mantle. Wooden flooring. Under stairs storage cupboard.

### **KITCHEN / DINING ROOM**

22' x 17' 10" (6.70m x 5.43m) Double glazed rear aspect window and double glazed rear aspect French doors and roof skylight window in the dining area. Great range of wall and base units. Space for range oven with extractor above. Spaces for appliances. One and a half bowl sink and drainer unit. Tiled flooring in the kitchen area and wooden flooring in the dining area. Radiator. Built in storage cupboards. Side aspect door with glazed opaque panels. Doors to the cloakroom and utility room.

### **CLOAKROOM**

Low level WC and hand wash basin. Tiled flooring and walls.

### **UTILITY ROOM**

8' 6" x 4' 1" (2.59m x 1.25m) Double glazed rear aspect window. Wall units. Space for washing machine. Wooden flooring. Ceiling spotlights. Wall mounted boiler.

### **FIRST FLOOR HALLWAY**

Carpet. Built in airing cupboard housing the water cylinder. Carpeted stairs leading to the second floor. Doors to three bedrooms and family bathroom.

### **BEDROOM**

14' 10" x 10' 2" (4.52m x 3.11m) Double glazed rear aspect window. Wooden flooring. Radiator. Fitted wardrobes and built in storage cupboard.



## BEDROOM

10' 7" x 7' 7" (3.23m x 2.30m) Double glazed front aspect windows. Wooden flooring. Radiator. Fitted wardrobes.

## BEDROOM

10' 11" x 7' 9" (3.32m x 2.36m) Double glazed front aspect window. Carpet and radiator.

## FAMILY BATHROOM

Double glazed rear aspect opaque windows. Panel enclosed bath with shower attachment and glazed shower screen. Vanity hand wash basin and low level WC. Tiled walls. Radiator.

## SECOND FLOOR LANDING

Double glazed rear aspect window. Carpet.

## BEDROOM

9' 9" x 9' 9" (2.98m x 2.98m) Double glazed rear aspect windows. Wooden flooring. Radiator. Eaves storage. Open to en-suite shower room.

## EN-SUITE SHOWER ROOM

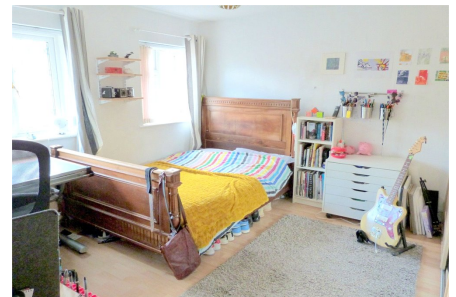
Glazed shower cubicle. Vanity hand wash basin and low level WC. Part tiled walls. Heated towel rail. Extractor. Built in storage cupboards.

## REAR GARDEN

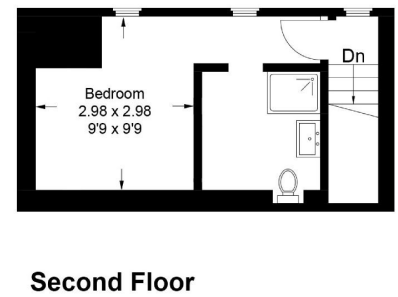
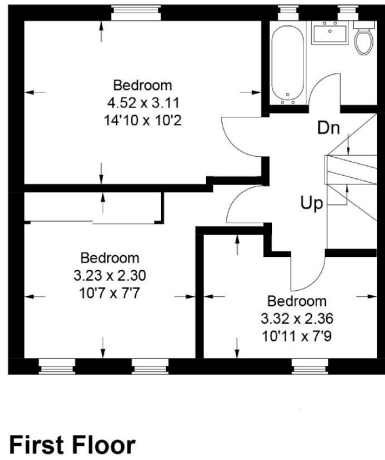
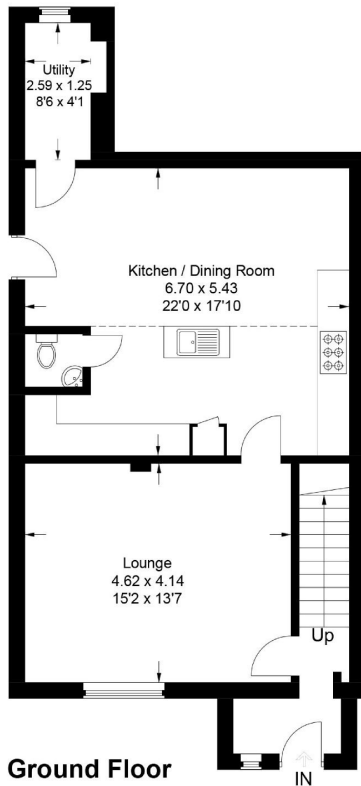
Low maintenance mainly paved rear garden. Good sized brick built storage shed.

## OFF STREET PARKING

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



Approximate Gross Internal Area  
 Ground Floor = 67.2 sq m / 723 sq ft  
 First Floor = 42.9 sq m / 462 sq ft  
 Second Floor = 21.4 sq m / 230 sq ft  
 Total = 131.5 sq m / 1,415 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) <b>A</b>		
(81 to 91) <b>B</b>		84
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	67	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		EU Directive 2002/91/EC

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