



Park Lane
HAREFIELD, MIDDLESEX, UB9 6BJ



£385,000

A charming two double bedroom semi-detached character house for sale, situated in a popular residential location, just moments walk to the centre of Harefield village. The house still retains many original period features including fireplaces and is being sold with NO ONWARD CHAIN. The ground floor accommodation comprises of a lounge/sitting room, dining room, downstairs cloakroom, kitchen with a covered porch/side return area. On the first floor are two double bedrooms and a spacious four piece suite bathroom. The property also benefits from part double glazing, gas central heating and gardens to the front and rear. A viewing is highly recommended, please contact the Harefield office of Rodgers Estate Agents to arrange a viewing.

ENTRANCE

Front door with double glazed ornate opaque panels leading to the lounge/sitting room.

LOUNGE / SITTING ROOM

14' 6" x 11' 11" (4.41m x 3.64m) Double glazed front aspect window. Feature fireplace with ornate tiled insets, tiled hearth and wooden surround with mantle. Stripped wooden flooring. Radiator. Door to the dining room.

DINING ROOM

11' 11" x 11' 6" (3.64m x 3.51m) Rear aspect window and side aspect opaque window. Feature fireplace with log burner and tiled hearth. Stripped wooden flooring. Radiator. Under stairs storage cupboard. Carpeted stairs leading to the first floor. Door to the cloakroom. Open to the kitchen.

CLOAKROOM

Low level WC. Hand wash basin with tiled splashback. Extractor.

KITCHEN

13' 8" x 7' 5" (4.17m x 2.25m) Double glazed rear aspect window and side aspect windows. Side door with double glazed panels leading to the covered porch/side return area. Range of wall and base units. Built in oven and gas hob with stainless steel extractor above. Built in dishwasher. Spaces for a fridge/freezer and washing machine. One and a half bowl sink and drainer unit. Tiled flooring and part tiled walls. Ceiling spotlights. Cupboard housing the boiler.

COVERED PORCH / SIDE RETURN AREA

Covered porch/side return area with a rear aspect door leading to the garden.

FIRST FLOOR HALLWAY

Double glazed side aspect ornate opaque window. Carpet and radiator. Loft access hatch. Doors to the bedrooms and bathroom.

BEDROOM ONE

12' x 12' (3.65m x 3.65m) Double glazed front aspect window. Feature fireplace with brick chimney breast. Stripped wooden flooring. Radiator.

BEDROOM TWO

13' 8" x 7' 5" (4.16m x 2.25m) Double glazed rear aspect window. Feature fireplace. Carpet and radiator.

FOUR PIECE SUITE BATHROOM

Rear aspect window. Panel enclosed bath with shower attachment. Tiled shower cubicle. Pedestal hand wash basin and low level WC. Feature fireplace. Part tiled walls. Carpet and radiator. Cupboard housing the water cylinder.

REAR GARDEN

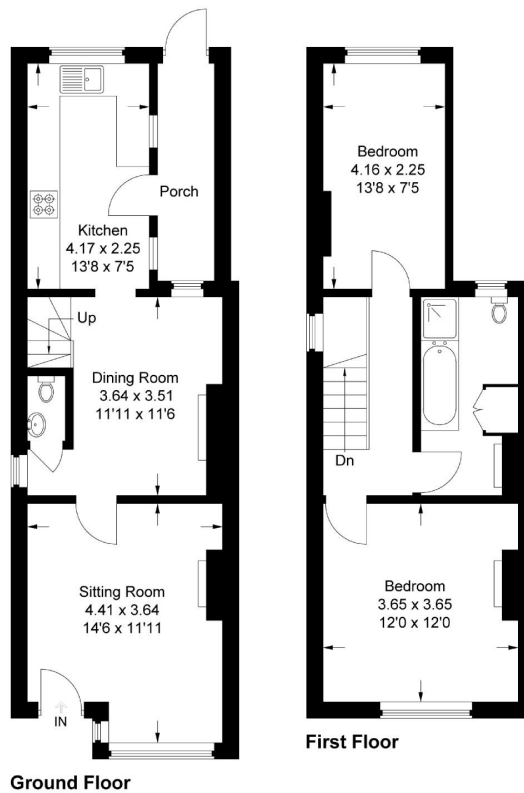
Rear garden with mature borders, plants and shrubs. Secure side access gate leading to the front of the property.

FRONT GARDEN

Front garden with plants and shrubs. Pathway leading to the front door.



Approximate Gross Internal Area
 Ground Floor = 43.5 sq m / 468 sq ft
 First Floor = 36.5 sq m / 393 sq ft
 Total = 80.0 sq m / 861 sq ft

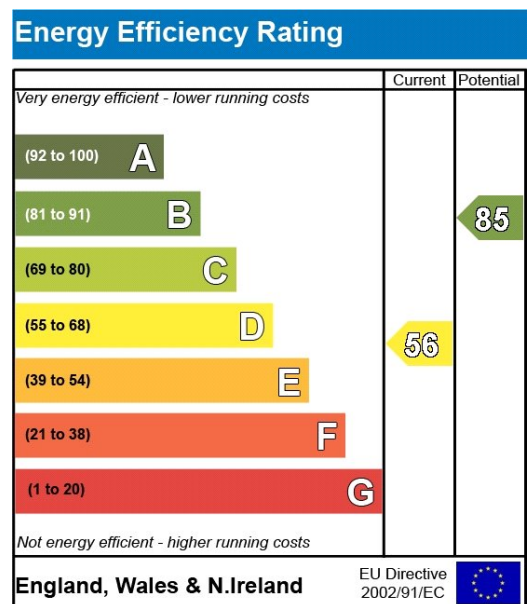


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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