



Milne Way
HAREFIELD, MIDDLESEX, UB9 6BQ



£399,950

A truly stunning two double bedroom terraced house for sale with two bath/shower rooms and great views to the rear, backing directly onto open fields. The property is situated in a popular residential location, within walking distance to the centre of Harefield village. The deceptively spacious accommodation is cleverly arranged over half levels, making the house feel even bigger. The accommodation comprises an entrance room/study, lounge/reception room, spacious modern fitted kitchen/dining room, two double bedrooms and two bath/shower rooms. The house also benefits from a low maintenance rear garden with gates opening onto the fields behind and a driveway with off street parking to the front. Other benefits include double glazing and central heating. A viewing is highly recommended, please contact the Harefield office to arrange a viewing.

ENTRANCE

Front door with double glazed opaque panels leading to an entrance room/study.

ENTRANCE ROOM / STUDY

20' 2" max x 11' 7" max (6.15m max x 3.53m max) Double glazed front aspect window. Wooden flooring. Radiator with panelled cover. Ceiling spotlights. Built in cupboard housing the boiler with shelving below.

HALLWAY / LANDING

Carpeted stairs leading up to the lounge/reception room and down to the shower room and kitchen/dining room.

SHOWER ROOM

Tiled shower cubicle with glazed sliding doors. Hand wash basin and low level WC. Tiled flooring and part tiled walls. Extractor.

KITCHEN / DINING ROOM

14' 5" x 11' 11" (4.39m x 3.63m) Double glazed rear aspect window and double glazed rear aspect door leading to the garden. Good range of wall and base units. Built in oven, induction hob and dishwasher. One and a half bowl sink and drainer unit. Space for a fridge/freezer. Wooden flooring. Radiator. Ceiling spotlights.

LANDING

Carpet and carpeted stairs. Built in storage cupboard. Open to the lounge/reception room.

LOUNGE / RECEPTION ROOM

14' 10" x 11' 10" (4.52m x 3.61m) Double glazed rear aspect window with great views. Wooden flooring. Radiator with panelled cover. Ceiling spotlights.

HALLWAY

Carpet and radiator. Carpeted stairs up to bedroom one. Doors to the bathroom and bedroom two.

BEDROOM TWO

11' 10" x 8' 11" (3.61m x 2.72m) Double glazed front aspect window. Carpet and radiator.

BATHROOM

Panel enclosed bath with built in shower above and glazed shower screen. Vanity hand wash basin and low level WC. Tiled flooring and walls. Heated towel rail. Ceiling spotlights. Extractor.

LANDING

Built in storage cupboard. Door to bedroom one.

BEDROOM ONE

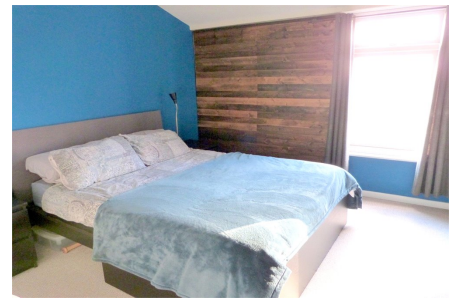
11' 10" x 11' 5" (3.61m x 3.48m) Double glazed rear aspect window with those great views. Carpet and radiator.

REAR GARDEN

Superb low maintenance rear garden with gates opening onto the fields behind. Mainly paved with a patio area, perfect for 'Al Fresco' dining. Wooden storage sheds.

DRIVEWAY

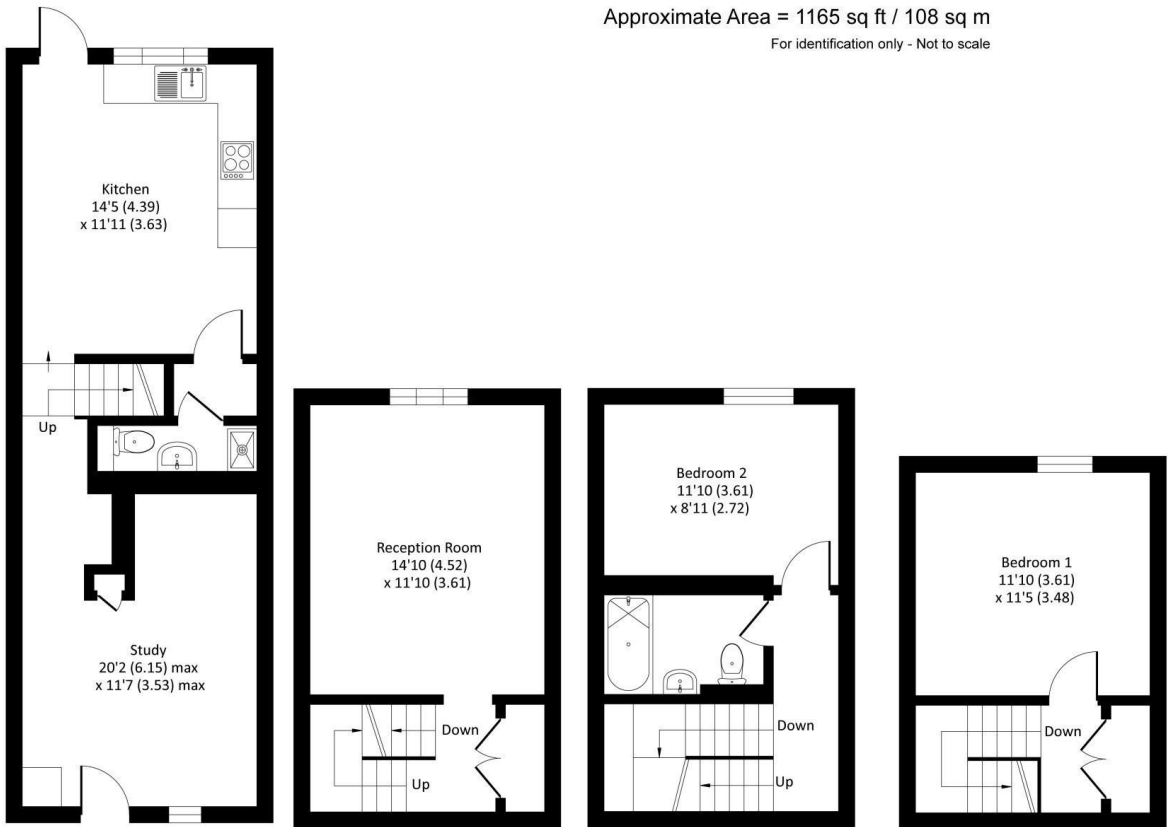
The house also benefits from a driveway with off street parking to the front.



Milne Way, Harefield, Uxbridge, UB9 6BQ

Approximate Area = 1165 sq ft / 108 sq m

For identification only - Not to scale



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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		87
(69 to 80) C	70	
(55 to 68) D		
(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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