



Summerhouse Lane

HAREFIELD, MIDDLESEX, UB9 6HX



£650,000

A stunning three/four bedroom end of terrace townhouse arranged over three floors, situated in a sought after private location close to the Canal in Harefield. The house offers flexible accommodation including lounge/sitting room, superb modern fitted Italian kitchen/dining room, three double bedrooms, two bath/shower rooms (one en-suite), study/bedroom four, utility room, entrance hallway and downstairs cloakroom. The property also benefits from a double garage (currently used as a games room and gym) with a totally self-contained annexe/studio flat above. This family house has stunning views to the front over communal grounds. A viewing is highly recommended, please contact the Harefield office of Rodgers Estate Agents to arrange a viewing.

ENTRANCE HALLWAY

Fitted doormat and tiled flooring. Radiator. Carpeted stairs leading to the first floor. Under stairs storage cupboard.

DOWNSTAIRS CLOAKROOM

Low level WC and vanity hand wash basin with tiled splash back. Tiled flooring. Radiator.

KITCHEN / DINING ROOM

15' 5" x 11' 3" (4.70m x 3.43m) Dual aspect with double glazed front and side aspect windows. Good range of wall and base units with stone worksurfaces. Built in oven and microwave. Built in five ring gas hob with extractor above. Built in fridge/freezer. Space for dishwasher. Fully tiled flooring. Radiator. Ceiling spotlights.

STUDY / BEDROOM FOUR

11' 2" x 8' 4" (3.40m x 2.54m) Dual aspect with double glazed side aspect window and double glazed rear aspect French doors leading to the garden. Carpet and radiator.

UTILITY ROOM

6' 9" x 5' 8" (2.06m x 1.73m) Rear aspect door with double glazed panel. Space for appliances. Tiled flooring. Ceiling spotlights. Wall mounted boiler.

FIRST FLOOR HALLWAY

Carpet and radiator. Ceiling spotlights. Carpeted stairs leading to the second floor.

LOUNGE / SITTING ROOM

15' 6" x 11' 4" (4.72m x 3.45m) Two front aspect double glazed French doors with Juliet balconies and superb views over communal grounds and countryside beyond. Carpet and modern upright radiator. Ornate ceiling coving.

BEDROOM TWO

15' 6" x 10' 7" (4.72m x 3.23m) Double glazed rear aspect windows. Carpet and radiator.

FAMILY BATHROOM

Double glazed side aspect opaque window. Panel enclosed bath with shower above and glazed shower screen. Vanity hand wash basin and low level WC. Tiled flooring and part tiled walls. Heated towel rail. Ceiling spotlights. Extractor.

SECOND FLOOR HALLWAY

Carpet. Loft access hatch. Built in cupboard housing water cylinder.

BEDROOM ONE

15' 7" x 8' 10" (4.75m x 2.69m) Double glazed front aspect window. Carpet and radiator. Door to the en-suite shower room.

EN-SUITE SHOWER ROOM

Double glazed side aspect opaque window. Fully tiled modern shower cubicle with glazed door. Vanity hand wash basin and low level WC. Tiled flooring and part tiled walls. Heated towel rail. Ceiling spotlights. Extractor.

BEDROOM THREE

11' 9" x 8' (3.58m x 2.44m) Double glazed rear aspect window. Carpet and radiator.

REAR GARDEN

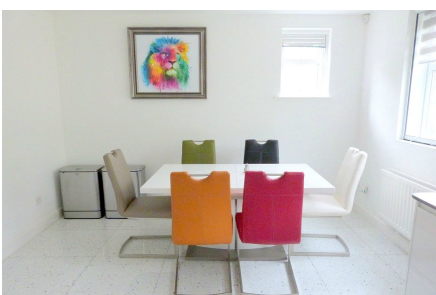
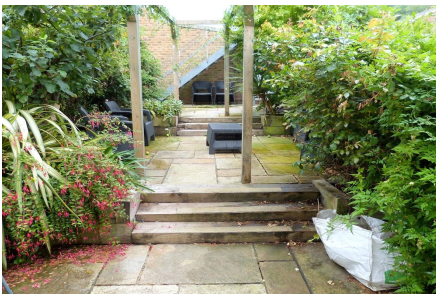
A low maintenance tiered rear garden, mainly laid to stone with borders. Door to the double garage and staircase leading to the annexe/studio flat.

GARAGE

18' x 15' 10" (5.49m x 4.83m) Double garage with two front doors currently used as a games room and gym.

ANNEXE / STUDIO FLAT

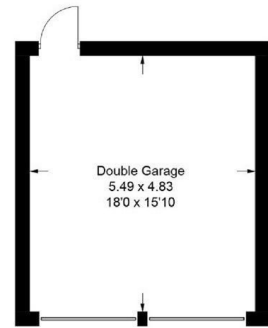
17' 3" x 15' 9" (5.26m x 4.80m) Double glazed front and rear aspect skylight windows. Part carpet and part wooden flooring. Kitchenette area. Door leading to a shower room with a tiled shower cubicle, hand wash basin and low level WC.



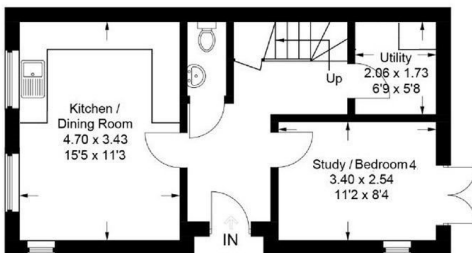
Approximate Gross Internal Area
 Ground Floor = 41.5 sq m / 447 sq ft
 First Floor = 42.4 sq m / 456 sq ft
 Second Floor = 37.0 sq m / 398 sq ft
 Studio / Garage = 51.5 sq m / 554 sq ft
 Total = 172.4 sq m / 1855 sq ft



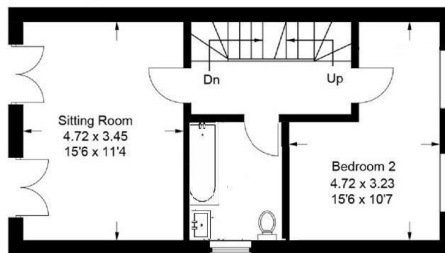
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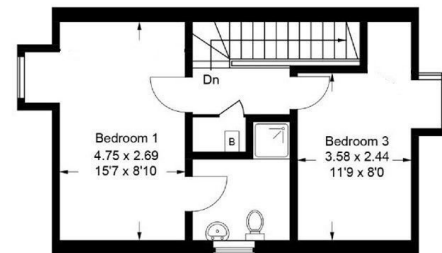
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Second 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		79
(55 to 68) D	62	
(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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