



St Marys Road
HAREFIELD, MIDDLESEX, UB9 6AE



£499,950

A stunning three bedroom end of terrace house with a good sized well maintained rear garden, presented in excellent condition throughout. The property is situated in a popular residential location, within walking distance to the centre of Harefield village. The ground floor accommodation comprises of a welcoming entrance hallway, lounge/sitting room, superb open plan kitchen/breakfast room and family/dining room. The first floor boasts three bedrooms, modern bathroom and separate WC. The property also benefits from a front garden and the good sized rear garden with wooden storage sheds. 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 ornate opaque panels. Double glazed side aspect opaque window. Carpet. Radiator with wood panelled cover. Ceiling spotlights. Under stairs storage cupboard. Carpeted stairs leading to the first floor. Open to the lounge/sitting room and door to the kitchen/breakfast room.

LOUNGE / SITTING ROOM

14' 7" x 12' (4.45m x 3.66m) Double glazed front aspect bay window. Carpet and radiator.

KITCHEN / BREAKFAST ROOM

18' 4" x 11' 7" (5.58m x 3.52m) Double glazed rear aspect window and double glazed side aspect opaque window. Rear aspect doors with bevelled glass leading to the family/dining room. Great range of wall and base units with granite worksurfaces and breakfast bar area. Fitted range cooker with five ring gas hob and electric ovens with granite splashback and stainless steel extractor above. Built in dishwasher. Stainless steel sink unit. Spaces for washing machine and 'American' style fridge/freezer. Tiled flooring. Ceiling spotlights. Wall mounted cupboard housing the boiler.

FAMILY / DINING ROOM

15' 11" x 12' 5" (4.84m x 3.78m) Double glazed rear aspect windows and French doors leading to the garden. Wooden flooring. Two radiators. Ceiling spotlights.

FIRST FLOOR HALLWAY

Double glazed side aspect opaque window above the stairs. Carpet. Loft access hatch. Ceiling spotlights. Doors to the bedrooms, bathroom and separate WC.

BEDROOM ONE

12' x 10' 10" (3.67m x 3.31m) Double glazed front aspect window. Carpet and radiator. Built in wardrobe. Built in cupboard housing the water cylinder.

BEDROOM TWO

11' 1" x 10' 10" (3.37m x 3.31m)
Double glazed rear aspect window.
Carpet and radiator.

BEDROOM THREE

9' 4" x 7' 6" (2.85m x 2.29m) Double
glazed front aspect window. Carpet
and radiator. Ceiling spotlights.

MODERN BATHROOM

Double glazed rear aspect opaque
window. Bath with built in shower
and glazed shower screen. Vanity
hand wash basin. Tiled flooring and
walls. Heated towel rail. Ceiling
spotlights. Extractor.

SEPARATE WC

Double glazed side aspect opaque
window. Low level WC. Tiled flooring.
Radiator. Ceiling spotlights.

REAR GARDEN

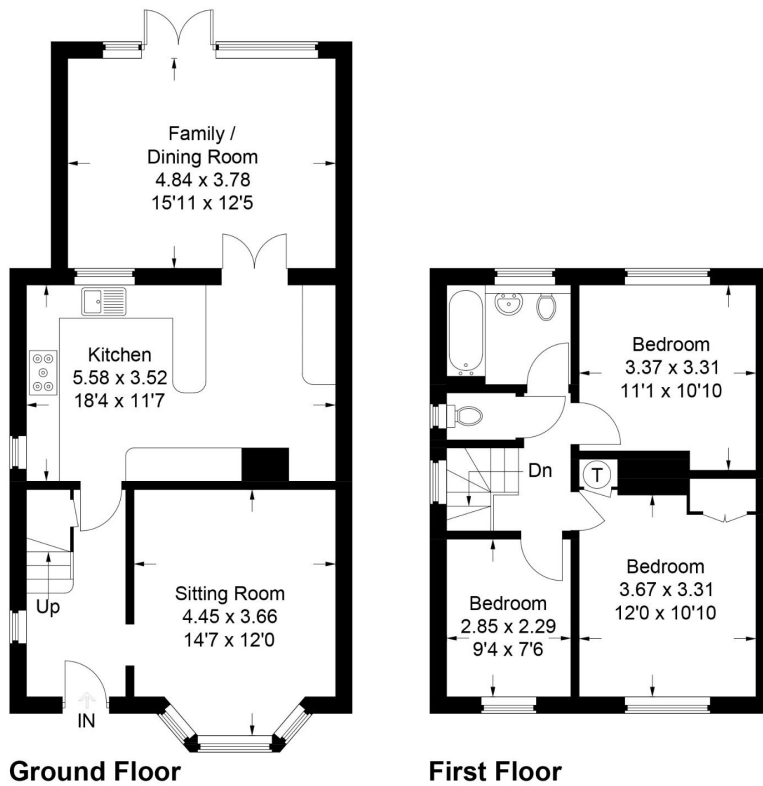
A superb good sized well maintained
rear garden. Paved patio area with
steps leading up to a lawn area.
Mature borders, plants and shrubs.
Secure side access gate leading to
the front of the property.

FRONT GARDEN

Front garden, mainly block paved
with mature borders.



Approximate Gross Internal Area
 Ground Floor = 63.3 sq m / 681 sq ft
 First Floor = 41.7 sq m / 449 sq ft
 Total = 105 sq m / 1130 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
<i>Very energy efficient - lower running costs</i>			
(92 to 100)	A		
(81 to 91)	B		83
(69 to 80)	C	71	
(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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