



Barden Close
HAREFIELD, UB9 6LW



£362,000

Rodgers Estate Agents are delighted to offer for sale this superb two double bedroom house, being sold with NO ONWARD CHAIN. The property is situated in a convenient cul-de-sac location, just a short walk to the centre of Harefield village. The accommodation comprises of an entrance hallway, lounge, open plan kitchen/dining room, two double bedrooms and bathroom. The house also benefits from front and rear gardens, double glazing and gas central heating. There is also a good sized built in storage cupboard on the ground floor and a brick built store in the rear garden. A viewing is highly recommended, please contact the Harefield office to arrange a viewing.

ENTRANCE HALLWAY

Wooden front door. Wooden flooring. Radiator. Carpeted stairs leading for the first floor. Open to the kitchen/dining room.

LOUNGE

13' 4" x 11' 5" (4.07m x 3.49m) Double glazed rear aspect window and double glazed rear aspect door leading to the garden. Wooden flooring. Radiator. Fitted cupboard housing the boiler.

KITCHEN / DINING ROOM

18' 2" x 11' 2" (5.53m x 3.40m) Double glazed front aspect window. Good range of wall and base units. Sink and drainer unit. Spaces for cooker, washing machine and fridge/freezer. Tiled walls and flooring. Open to the dining area.

DINING AREA

Wooden flooring. Radiator. Door to the storage cupboard.

STORAGE CUPBOARD

Good sized storage cupboard with shelving.

FIRST FLOOR HALLWAY

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

BEDROOM ONE

11' 2" x 10' (3.40m x 3.04m) Double glazed front aspect window. Carpet and radiator. Built in wardrobe.

BEDROOM TWO

11' 9" x 11' 8" (3.58m x 3.56m) Double glazed rear aspect window. Carpet and radiator.

BATHROOM

Panel enclosed bath with shower above. Pedestal hand wash basin and low level WC. Part tiled walls. Radiator. Extractor.

REAR GARDEN

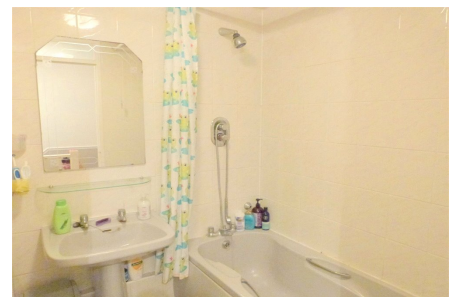
Rear garden with lawn area and mature borders.

BRICK BUILT STORE

6' 8" x 4' 3" (2.04m x 1.30m)
Brick built store.

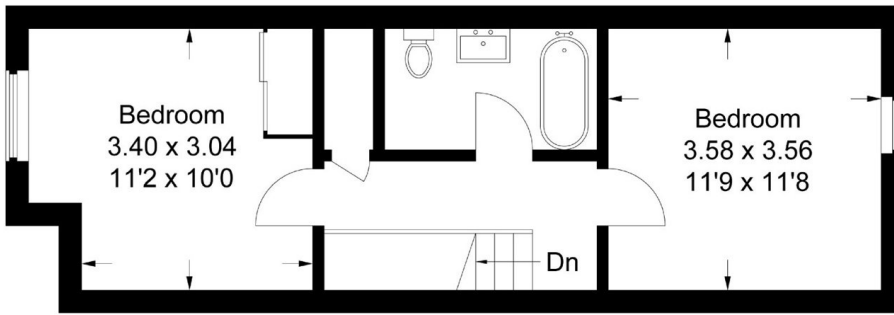
FRONT GARDEN

Front garden with pathway leading to the front door.

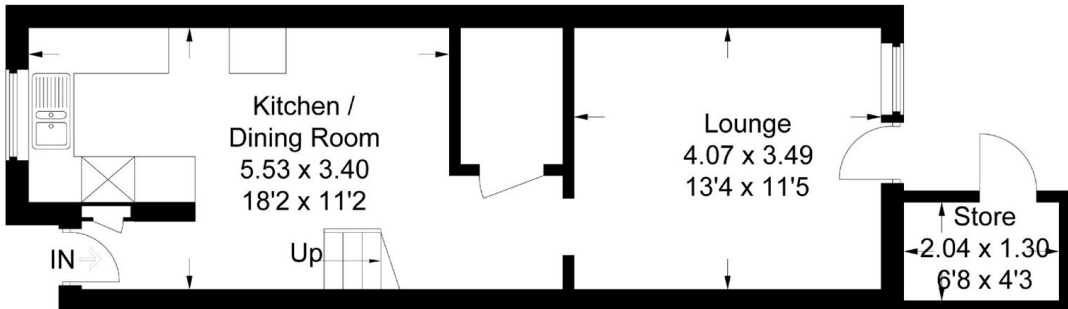


18 Barden Close

Approximate Gross Internal Area
Ground Floor = 38.2 sq m / 411 sq ft
First Floor = 38.0 sq m / 409 sq ft
Store = 2.7 sq m / 29 sq ft
Total = 78.9 sq m / 849 sq ft



First Floor



Ground 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		88
(69 to 80) C		
(55 to 68) D	67	
(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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