



Priory Avenue
HAREFIELD, UB9 6AP



£569,950

A superb opportunity to purchase this spacious four bedroom extended semi-detached house, situated on a good sized plot and located within walking distance to the centre of Harefield village. The property is presented in excellent condition throughout and is being sold with NO ONWARD CHAIN. The spacious ground floor accommodation comprises of an entrance hallway, cloakroom, lounge/sitting room, dining room, 25ft long modern fitted kitchen/breakfast room and conservatory. On the first floor are four bedrooms and bathroom. The property also benefits from good sized front and rear gardens with a private driveway, integrated garage and off street parking for several cars. 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 panel. Wooden flooring. Radiator. Carpeted stairs leading to the first floor. Doors to the downstairs cloakroom and lounge/sitting room.

DOWNSTAIRS CLOAKROOM

Double glazed front aspect opaque window and double glazed side aspect round ornate opaque window. Low level WC and hand wash basin with tiled splashback. Radiator. Tiled flooring.

LOUNGE / SITTING ROOM

15' 1" x 14' 7" (4.60m x 4.44m) Double glazed rear aspect sliding door leading to the conservatory. Feature fireplace with log burner and stone hearth. Carpet and radiator. Under stairs storage cupboard housing the boiler. Door to the dining room.

DINING ROOM

9' 11" x 9' 5" (3.01m x 2.87m) Double glazed rear aspect door leading to the conservatory. Wooden flooring. Radiator. Door to the kitchen/breakfast room.

KITCHEN / BREAKFAST ROOM

25' 9" x 9' (7.85m x 2.74m) Double glazed front and side aspect windows. Great range of wall and base units with ample worksurfaces. Built in oven and gas hob with stainless steel extractor above. One and a half bowl stainless steel sink and drainer unit. Radiator. Tiled flooring and part tiled walls.

CONSERVATORY

13' 7" x 5' 9" (4.14m x 1.76m) Double glazed rear aspect sliding door and double glazed side aspect door. Double glazed rear and side aspect windows. Wooden flooring.

FIRST FLOOR HALLWAY

Double glazed front aspect window above the stairs. Carpet. Loft access hatch. Doors to the bedrooms and bathroom.

BEDROOM ONE

12' 3" x 11' 2" (3.73m x 3.41m) Double glazed rear aspect window. Carpet and radiator. Built in cupboard.

BEDROOM TWO

17' 9" x 9' 2" (5.42m x 2.79m) Double glazed front and side aspect windows. Wooden flooring. Radiator. Eaves storage.

BEDROOM THREE

12' 8" x 9' 3" (3.86m x 2.81m) Double glazed side aspect window. Wooden flooring. Radiator. Eaves storage.

BEDROOM FOUR

10' 4" x 9' 1" (3.16m x 2.77m) Double glazed rear aspect window. Carpet and radiator.

BATHROOM

Double glazed front aspect opaque window. Corner bath with shower attachment and power shower above. Vanity hand wash basin and low level WC. Wooden flooring. Part tiled walls. Heated towel rail. Built in storage cupboard.

FRONT GARDEN

Good sized front garden, mainly lawn with pathway leading to the front door and driveway/parking area.

REAR GARDEN

Good sized rear garden, mainly lawn with paved patio and covered barbeque seating areas. Secure side access gate leading to the driveway/parking area.

PRIVATE DRIVEWAY

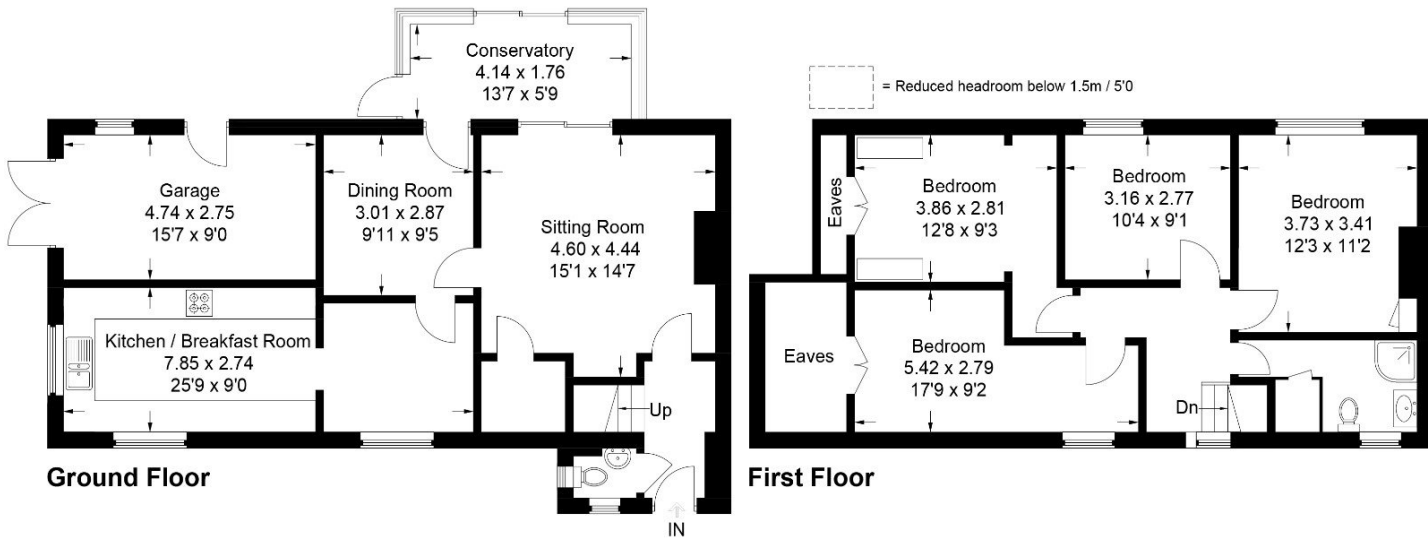
The house also benefits from a private driveway with off street parking for several cars.

INTEGRATED GARAGE

15' 7" x 9' (4.74m x 2.75m) Main access doors. Double glazed rear aspect window and rear aspect door with double glazed opaque panel. Power and lighting.



Approximate Gross Internal Area
 Ground Floor = 79.80 sq m / 859 sq ft
 First Floor = 59.83 sq m / 644 sq ft
 Total = 139.63 sq m / 1,503 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.

© CJ Property Marketing Ltd Produced for Rodgers Estate Agents



Important Notice: Rodgers Estate Agents give notice that their solicitors and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Rodgers Estate Agents have not tested any appliances, equipment or facilities.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		78
(55 to 68) D	63	
(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

30 Market Place
 Chalfont St Peter
 Buckinghamshire
 SL9 9DU

csp@rodgersstates.com

5 Park Lane
 Harefield
 Middlesex
 UB9 6BJ

harefield@rodgersstates.com

For further information or an appointment to view please call: **Harefield** 01895 823333 **Market Place** 01753 880333