



Peerless Drive

HAREFIELD, MIDDLESEX, UB9 6JG



£379,950

A superb two double bedroom end of terrace house for sale with great potential to extend, subject to the usual permissions and consents, presented in excellent condition throughout. The property is situated in a popular residential location in Harefield village, just under a mile to Denham Chiltern Line Station with its fast trains into London. The accommodation comprises of an entrance hallway open to the kitchen, lounge/dining room, two double bedrooms and modern bathroom. The property also benefits from a larger than average rear garden and a private driveway with off street parking for two 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 opaque panel with double glazed opaque windows either side of the door. Wooden flooring. Radiator. Carpeted stairs leading to the first floor. Open to the kitchen and lounge/dining room.

LOUNGE / DINING ROOM

15' 8" x 13' 6" (4.8m x 4.1m) Double glazed rear aspect window and double glazed rear aspect French doors leading to the garden. Wooden flooring. Radiator. Under stairs storage cupboard.

KITCHEN

9' 5" x 7' 10" (2.9m x 2.4m) Double glazed front aspect window. Good range of wall and base units. Fitted cooker. Spaces for washing machine, dryer and fridge/freezer. Stainless steel sink and drainer unit. Tiled flooring and part tiled walls. Serving hatch to the lounge/dining room.

FIRST FLOOR HALLWAY

Carpet. Loft access hatch. Doors to the bedrooms and bathroom.

BEDROOM ONE

15' 8" x 10' (4.8m x 3.1m) Double glazed rear aspect window. Wooden flooring. Radiator. Fitted wardrobes.

BEDROOM TWO

11' 6" x 9' 5" (3.5m x 2.9m) Double glazed front aspect window. Wooden flooring. Radiator.

MODERN BATHROOM

Double glazed front aspect opaque window. Panel enclosed bath with shower attachment above and glazed shower screen. Pedestal hand wash basin and low level WC. Tiled flooring and part tiled walls. Heated towel rail. Built in airing cupboard housing the boiler.

REAR GARDEN

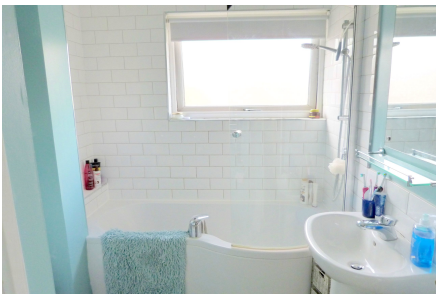
Larger than average rear garden with lawn, paved patio and decked areas. Mature borders with plants and shrubs. Secure access gate leading to the parking spaces at the side of the property.

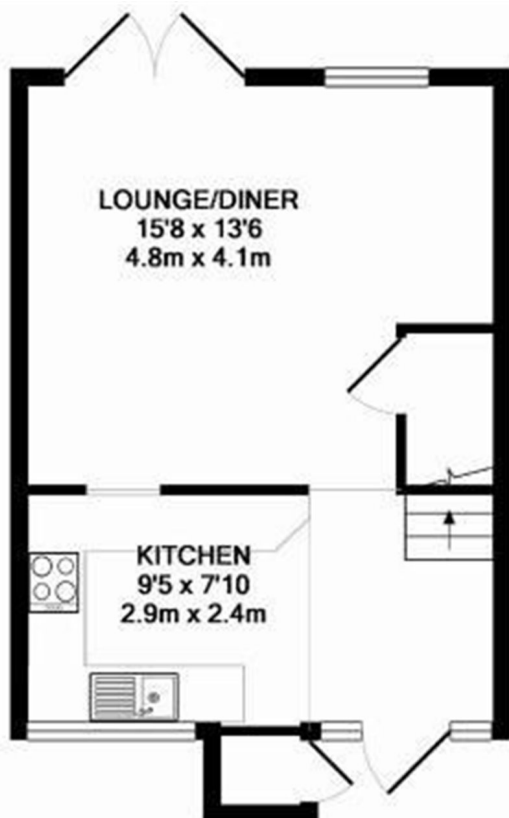
FRONT GARDEN

Front garden with lawn area and paved pathway leading to the front door. Secure storage cupboard.

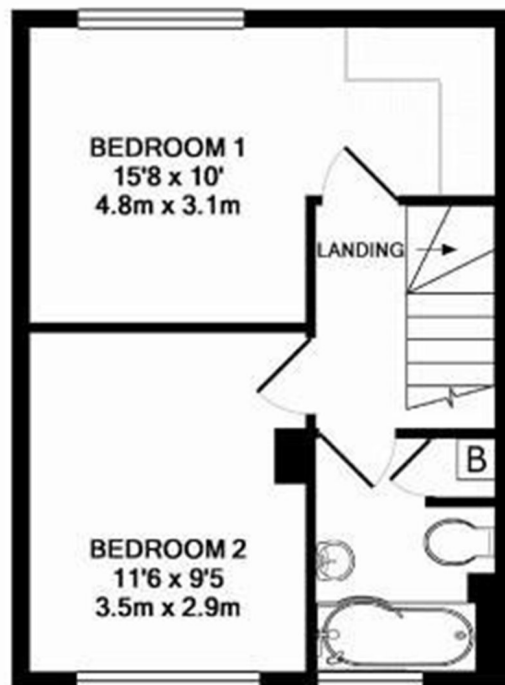
PRIVATE DRIVEWAY

The house also benefits from a private driveway with off street parking for two cars to the side of the property.





GROUND FLOOR
APPROX. FLOOR
AREA 342 SQ.FT.
(31.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 334 SQ.FT.
(31.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 676 SQ.FT. (62.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		89
(69 to 80) C	72	
(55 to 68) D		
(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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