



The Furrows

HAREFIELD, MIDDLESEX, UB9 6AT



£525,000

A stunning three bedroom extended semi-detached family house with a good sized South West facing rear garden, presented in excellent condition throughout. The property is situated in a popular residential location in Harefield and just a mile to Denham Chiltern Line Station with its fast trains into London. The ground floor accommodation comprises of an entrance hallway, cloakroom, lounge/reception room open to the dining room and kitchen/breakfast room with a separate utility room. On the first floor are three bedrooms and a spacious modern family bathroom. The house also benefits from a good sized well maintained South West facing rear garden with a summerhouse, a garage and private driveway with off street parking for two cars to the front. A viewing is highly recommended, please contact the Harefield office to arrange a viewing.

ENTRANCE HALLWAY

Front door with double glazed ornate diamond shaped panel. Double glazed side aspect opaque window. Wooden flooring. Radiator. Carpeted stairs leading to the first floor. Under stairs storage cupboards. Doors to the cloakroom and dining room.

DOWNSTAIRS CLOAKROOM

Low level WC and hand wash basin with tiled splashback. Wooden flooring. Ceiling spotlights. Extractor.

LOUNGE

12' 10" into bay x 11' 6" max (3.91m into bay x 3.51m max) Double glazed front aspect bay window. Feature fireplace with log burner, granite hearth and wooden mantle. Carpet and radiator. Open to the dining room.

DINING ROOM

12' x 10' max (3.66m x 3.05m max) Wooden flooring. Radiator. Open to the kitchen/breakfast room.

KITCHEN / BREAKFAST ROOM

17' max x 9' max (5.18m max x 2.74m max) Double glazed rear aspect French doors leading to the garden and double glazed rear aspect window. Great range of wall and base units with a breakfast bar area. Built in Bosch double oven. Built in induction hob with stainless steel extractor above. Built in dishwasher, fridge/freezer and further fridge. One and a half bowl stainless steel sink and drainer unit. Tiled flooring and part tiled walls. Radiator. Ceiling spotlights. Door to the utility room.

UTILITY ROOM

7' x 7' (2.13m x 2.13m) Double glazed side aspect opaque window. Worksurface with sink and drainer unit. Wall unit. Spaces for appliances. Tiled flooring. Wall mounted boiler.

FIRST FLOOR HALLWAY

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

BEDROOM ONE

15' into bay x 10' max (4.57m into bay x 3.05m max) Double glazed rear aspect bay window. Carpet. Built in airing cupboard housing the water cylinder.

BEDROOM TWO

13' max x 10' max (3.96m max x 3.05m max) Double glazed front aspect window. Carpet and radiator. Built in wardrobes and units.

BEDROOM THREE

10' 6" x 7' (3.20m x 2.13m) Double glazed front aspect window. Carpet and radiator.

MODERN BATHROOM

Spacious modern bathroom. Double glazed side aspect opaque windows. Panel enclosed bath with built in shower above, shower attachment and glazed shower screen. Vanity hand wash basin and low level WC. Tiled flooring and part tiled walls. Radiator/heated towel rail. Ceiling spotlights. Extractor.

REAR GARDEN

Good sized well maintained South West facing rear garden in two defined sections. Mainly lawn with paved patio area and pathway leading to the rear section. Mature plants, shrubs and fruit trees. Secure side access gate leading to the shared driveway.

SUMMERHOUSE

Wooden summerhouse with double glazed front doors and side window.

GARAGE

16' x 8' (4.88m x 2.44m) Double glazed side aspect opaque window. Front doors and side door.

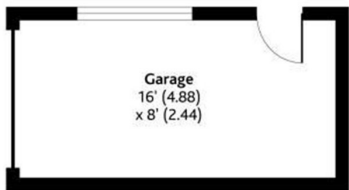
PRIVATE DRIVEWAY

Private driveway with off street parking for two cars to the front of the property.

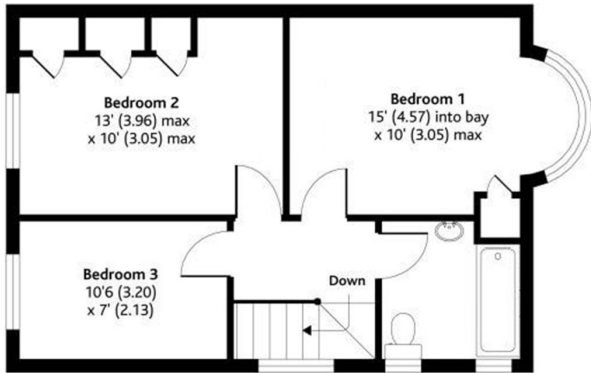


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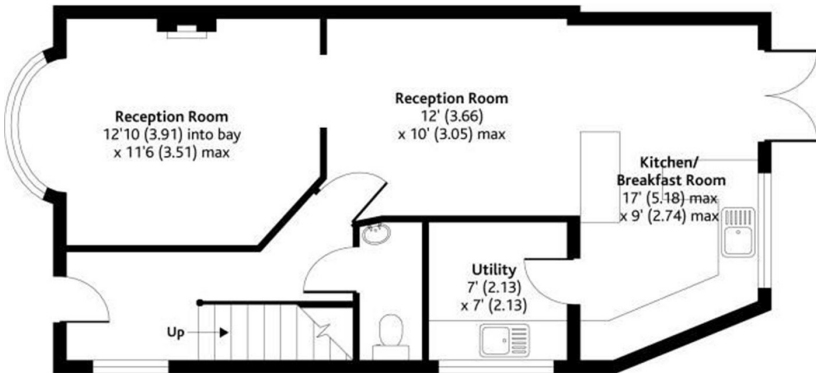
GROSS INTERNAL FLOOR AREA (APPROX.) 1183 sq ft / 109.9 sq m



GARAGE



FIRST FLOOR



GROUND FLOOR



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		86
(69 to 80) C		
(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