



Anderson Close  
HAREFIELD, MIDDLESEX, UB9 6HF





**£499,950**

Rodgers Estate Agents are delighted to offer for sale this superb three bedroom detached family house, presented in excellent condition throughout. The property is situated in a sought after residential location, within walking distance to the centre of Harefield village. The ground floor accommodation comprises of an entrance hallway, living room, kitchen/diner, conservatory, modern fitted kitchen and cloakroom. The first floor boasts three bedrooms and bathroom. The house also benefits from a well maintained rear garden, a garage and off street parking for two cars to the front of the property. Other benefits include double glazing and gas central heating. A viewing is highly recommended, please contact the Harefield office to arrange a viewing.

### **ENTRANCE HALLWAY**

Front door with double glazed opaque panels. Wooden flooring. Radiator. Carpeted stairs leading to the first floor. Doors to the downstairs cloakroom and living room.

### **DOWNSTAIRS CLOAKROOM**

Double glazed front aspect opaque window. Pedestal hand wash basin and low level WC. Tiled flooring. Radiator.

### **LIVING ROOM**

14' 7" x 13' 1" (4.44m x 3.99m) Double glazed front aspect window. Wooden flooring. Radiator. Under stairs storage cupboard. Double doors leading to the kitchen/diner.

### **KITCHEN / DINER**

16' 4" x 8' 10" (4.97m x 2.69m) Double glazed rear aspect window and double glazed sliding doors leading to the conservatory. Good range of wall and base units with a breakfast bar area. Space for cooker with stainless steel extractor above. Spaces for fridge/freezer, washing machine and dishwasher. Sink and drainer unit. Tiled flooring and part tiled walls. Radiator.

### **CONSERVATORY**

8' 9" x 8' 4" (2.67m x 2.53m) Double glazed side aspect French doors leading to the rear garden. Double glazed side and rear aspect windows. Tiled flooring. Wall mounted electric heater.

### **FIRST FLOOR HALLWAY**

Carpet. Loft access hatch. Built in storage cupboard. Doors to the three bedrooms and bathroom.

### **BEDROOM ONE**

11' 6" x 9' 8" (3.51m x 2.94m) Double glazed rear aspect window. Carpet and radiator. Built in wardrobes.

### **BEDROOM TWO**

9' 11" x 9' 8" (3.02m x 2.94m) Double glazed front aspect window. Carpet and radiator.

### **BEDROOM THREE**

7' 10" x 6' 10" (2.38m x 2.08m) Double glazed front aspect window. Carpet and radiator.



## BATHROOM

Double glazed rear aspect opaque window. Panel enclosed bath with shower attachment and glazed shower screen. Vanity hand wash basin and low level WC. Tiled walls and flooring. Radiator. Extractor.

## REAR GARDEN

Well maintained rear garden with lawn and paved patio areas. Secure side access gate leading to the front of the property.

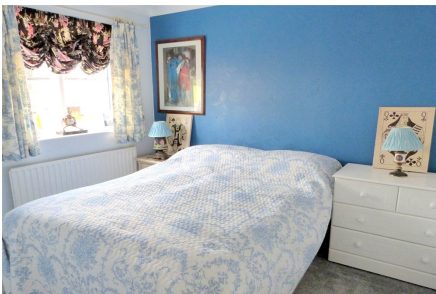
## GARAGE

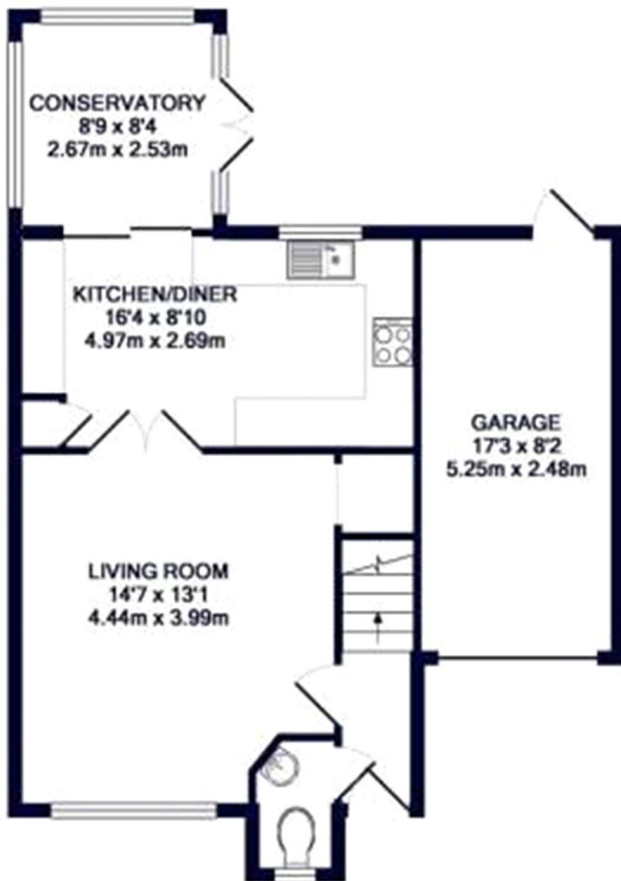
17' 3" x 8' 2" (5.25m x 2.48m)

Garage with power and lighting.

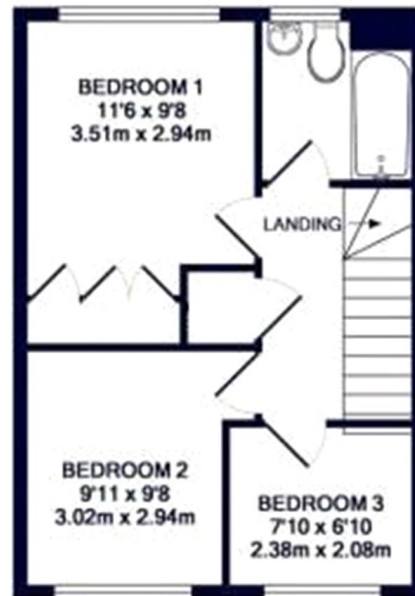
## OFF STREET PARKING.

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





GROUND FLOOR  
APPROX. FLOOR  
AREA 603 SQ.FT.  
(56.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 374 SQ.FT.  
(34.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 977 SQ.FT. (90.8 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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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) <b>A</b>		
(81 to 91) <b>B</b>		90
(69 to 80) <b>C</b>	71	
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

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