



## Sanctuary Close

HAREFIELD, MIDDLESEX, UB9 6LJ



**£450,000**

**CALLING ALL INVESTORS!!** A spacious four bedroom house with two bath/shower rooms for sale, offering versatile accommodation and currently let as rooms with **NO ONWARD CHAIN**. The house is perfectly located, just moments walk to Harefield Hospital and the centre of the village. The accommodation comprises of an entrance hallway, lounge/room, kitchen/dining room, four further rooms, bathroom and shower room. The property also benefits from an integrated garage, rear garden and two balconies. A viewing is highly recommended, please contact the Harefield office of Rodgers Estate Agents to arrange a viewing.

**LOUNGE / ROOM**

14' 10" x 11' 9" (4.53m x 3.57m)

**ROOM**

9' 5" x 6' 10" (2.86m x 2.09m)

**SHOWER ROOM**

**KITCHEN / DINING ROOM**

17' 1" x 11' 7" (5.21m x 3.53m)

**ROOM**

11' 6" x 9' 10" (3.50m x 3.00m)

**ROOM**

11' 6" x 10' 3" (3.51m x 3.13m)

**ROOM**

11' 7" x 9' (3.53m x 2.75m)

**BATHROOM**

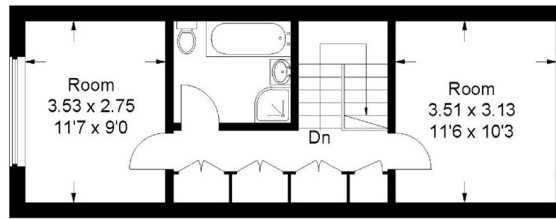
**REAR GARDEN**

**INTEGRATED GARAGE**

14' 10" x 9' (4.52m x 2.75m)



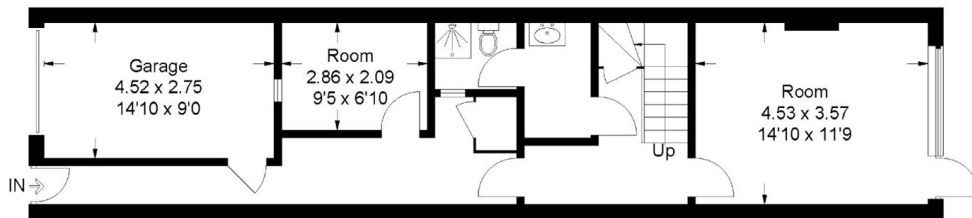
Approximate Gross Internal Area  
(Excluding Walk Way / Balcony)  
Ground Floor = 61.9 sq m / 666 sq ft  
First Floor = 36.6 sq m / 394 sq ft  
Second Floor = 36.9 sq m / 397 sq ft  
Total = 135.4 sq m / 1,457 sq ft



**Second Floor**



**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)	<b>A</b>		
(81 to 91)	<b>B</b>		<b>87</b>
(69 to 80)	<b>C</b>	<b>76</b>	
(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			
<b>England, Wales &amp; N.Ireland</b>		EU Directive 2002/91/EC	

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