



Childs Avenue
HAREFIELD, MIDDLESEX, UB9 6RQ



£369,950

Rodgers Estate Agents are delighted to offer for sale this two double bedroom house with a West facing rear garden, situated in a quiet popular residential cul-de-sac location, just a short walk to the centre of Harefield village. The accommodation comprises of an entrance hallway, downstairs cloakroom, kitchen, lounge/dining room, two double bedrooms and bathroom. The property also benefits from a good sized well maintained tiered West facing rear garden and a private driveway with off street parking to 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 ornate opaque panel. Carpet and radiator. Built in storage cupboard. Wall mounted alarm panel. Doors to the downstairs cloakroom, kitchen and lounge/dining room.

DOWNSTAIRS CLOAKROOM

Low level WC and vanity hand wash basin with tiled splashback. Carpet and radiator. Extractor.

KITCHEN

8' 2" x 6' 9" (2.50m x 2.05m) Double glazed front aspect window. Range of wall and base units. Built in oven and gas hob. One and a half bowl stainless steel sink and drainer unit. Spaces for washer/dryer and fridge/freezer. Tiled flooring and part tiled walls. Cupboard housing the boiler.

LOUNGE / DINING ROOM

15' 1" x 13' 1" (4.59m x 3.99m) Double glazed rear aspect sliding door leading to the garden. Carpet and radiator. Carpeted stairs leading to the first floor.

FIRST FLOOR HALLWAY

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

BEDROOM ONE

13' 1" x 8' 2" (3.99m x 2.50m) Double glazed front aspect window. Carpet and radiator.

BEDROOM TWO

12' 8" x 7' 10" (3.86m x 2.39m) Double glazed rear aspect windows. Carpet and radiator. Built in storage cupboard.

BATHROOM

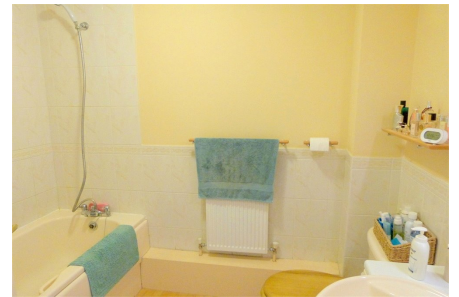
Panel enclosed bath with shower attachment. Vanity hand wash basin. Low level WC. Amtico flooring. Part tiled walls. Radiator. Extractor. Wall mounted light fitting with shaver point.

REAR GARDEN

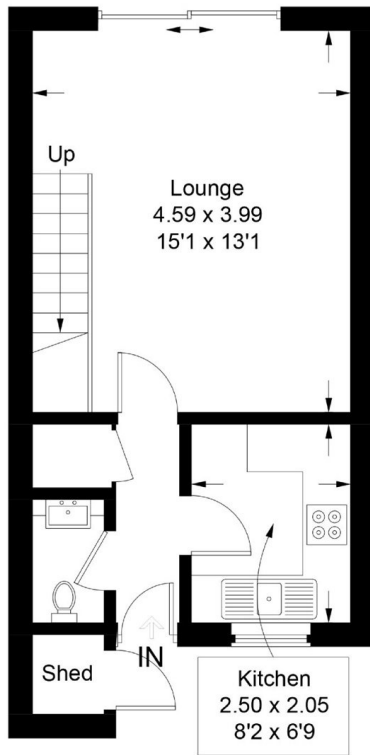
Good sized well maintained tiered West facing rear garden with mature borders, plants and shrubs. Wooden shed. Secure access gate.

PRIVATE DRIVEWAY

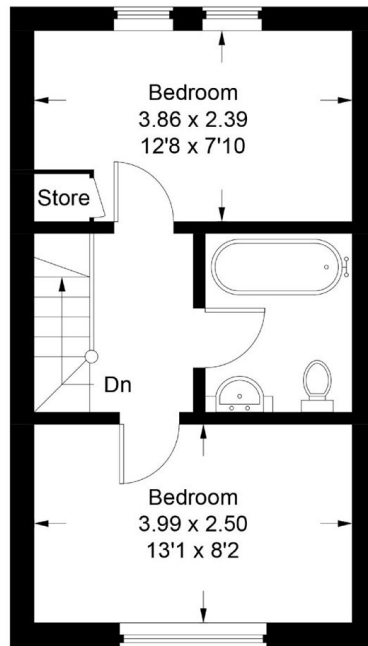
The house also benefits from a private paved driveway with off street parking for two cars to the front of the property. Built in shed/storage cupboard housing the meters.



Approximate Gross Internal Area
 Ground Floor = 31.3 sq m / 337 sq ft
 First Floor = 29.8 sq m / 321 sq ft
 Total = 61.1 sq m / 658 sq ft



Ground Floor



First 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
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		89
(69 to 80) C	74	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland		EU Directive 2002/91/EC

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