



Northwood Road

HAREFIELD, MIDDLESEX, UB9 6PT



£670,000

A superb extended four bedroom semi-detached family house with a spacious useable loft room, large rear garden and two bath/shower rooms (one en-suite), being sold with NO ONWARD CHAIN. The house is situated in a sought after rural location on the edge of Harefield village and surrounded by countryside with great views to the rear. The ground floor accommodation comprises of an entrance porch, hallway, lounge, kitchen open to the dining room, utility room/cloakroom and integrated garage. The first floor boasts four bedrooms and two bath/shower rooms including en-suite to the master bedroom. On the second floor is a spacious useable loft room/office. The house also benefits from a private driveway with off street parking for several cars to the front and a large rear garden. Please contact the Harefield office of Rodgers Estate Agents to arrange a viewing.

ENTRANCE PORCH

Front door with double glazed panel and double glazed window to the side of the door. Further door to the hallway with a window to the side of the door.

HALLWAY

Carpet. Carpeted stairs leading to the first floor. Door to the lounge. Open to the kitchen.

LOUNGE

14' 3" x 12' 6" (4.35m x 3.80m) Double glazed front aspect window. Feature fireplace with stone surround, mantle and hearth. Carpet and radiator.

KITCHEN

17' 10" x 11' 8" (5.43m x 3.56m) Good range of wall and base units. Built in oven and gas hob with extractor above. Built in fridge. Fitted dishwasher. One and a half bowl stainless steel sink and drainer unit. Wooden flooring. Part tiled walls. Radiator. Ceiling spotlights. Door to the garage and utility room. Open to the dining area.

DINING AREA

17' 10" x 10' 3" (5.43m x 3.13m) Double glazed rear aspect French doors leading to the garden and double glazed rear aspect windows. Breakfast bar area. Wooden flooring. Radiator. Ceiling spotlights.

UTILITY ROOM / CLOAKROOM

8' 11" x 5' 6" (2.73m x 1.67m) Double glazed rear aspect opaque window. Worksurface area with space for appliances underneath. Vanity hand wash basin and low level WC. Tiled flooring. Heated towel rail.

INTEGRATED GARAGE

23' 8" x 10' 11" (7.21m x 3.34m) Front aspect garage door. Rear aspect door with opaque double glazed panel leading to the garden. Base units and sink.

FIRST FLOOR HALLWAY

Doors to four bedrooms and family bathroom. Door leading to stairs to the second floor.

MASTER BEDROOM

15' 3" x 10' 11" (4.66m x 3.33m) Double glazed rear aspect French doors and Juliette balcony with great countryside views. Double glazed side aspect window. Carpet and radiator. Fitted wardrobes. Ceiling spotlights. Door to the en-suite shower room.

EN-SUITE SHOWER ROOM

7' 9" x 3' 10" (2.36m x 1.17m) Shower cubicle. Hand wash basin and low level WC. Tiled flooring and walls. Ceiling spotlights.

BEDROOM TWO

12' 7" x 10' 6" (3.84m x 3.20m) Double glazed front aspect window. Carpet and radiator.

BEDROOM THREE

10' 11" x 8' 8" (3.33m x 2.64m) Double glazed front aspect window. Carpet and radiator.

BEDROOM FOUR

11' 8" x 10' 6" (3.55m x 3.20m) Double glazed rear aspect window with those great views. Carpet and radiator.

FAMILY BATHROOM

8' 6" x 8' 1" (2.58m x 2.46m) Four piece suite family bathroom. Double glazed rear aspect window. Panel enclosed bath. Separate shower cubicle. Hand wash basin and low level WC. Tiled flooring and part tiled walls. Ceiling spotlights.

USEABLE LOFT ROOM

27' 4" x 15' 5" (8.32m x 4.69m) Three Velux skylight windows. Carpet and two radiators. Eaves storage.

REAR GARDEN

Large rear garden, mainly lawn with mature borders and paved pathway. Good sized raised paved patio area, perfect for 'Al Fresco' dining with countryside views.

PRIVATE DRIVEWAY

The property also benefits from a private driveway with off street parking for several cars to the front.





Ground Floor



First Floor



Second Floor

Total floor area 206.0 sq. m. (2,217 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		73
(55 to 68)	D		
(39 to 54)	E	54	
(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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