



Plough Lane
HAREFIELD, MIDDLESEX, UB9 6PF



£800,000

A spacious four bedroom detached family house for sale, with three bath/shower rooms (one en-suite) and two additional versatile downstairs office rooms. The property is situated in a quiet sought after semi-rural location with great countryside views to the rear. The extensive ground floor accommodation boasts a welcoming entrance hallway, spacious kitchen/breakfast room, lounge/reception room open to the dining room, shower, separate cloakroom and two office rooms. On the first floor are four bedrooms, with an en-suite shower room to the dual aspect master bedroom and family bathroom. The property also benefits from a rear garden with an additional section of garden to the front/side and a private driveway with off street parking for many 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 opaque panel and double glazed opaque windows either side of the door. Wooden Parquet flooring. Carpeted stairs leading to the first floor. Door to a further hallway.

FURTHER HALLWAY

Rear aspect door with double glazed opaque panel leading to the garden and a double glazed opaque window to the side of the door. Wooden Parquet flooring. Built in storage and shelving units.

SHOWER

Tiled shower cubicle with glazed sliding door. Heated towel rail. Extractor.

SEPARATE CLOAKROOM

Double glazed front aspect round window. Low level WC. Hand wash basin with storage underneath. Radiator with panelled cover.

KITCHEN / BREAKFAST ROOM

24' 2" max x 10' max (7.36m max x 3.05m max) Double glazed front aspect windows. Great range of wall and base units. Built in double oven and gas hob. Built in fridge/freezer, dishwasher, washing machine and dryer. Sink and drainer unit. Part tiled walls. Ceiling spotlights. Built in cupboards housing the boiler and hot water cylinder.

REAR PORCH AREA

10' 8" x 3' (3.25m x 0.91m) Rear aspect door with double glazed panel leading to the garden. Double glazed rear aspect window.

LOUNGE / RECEPTION ROOM

16' 3" x 11' 3" (4.95m x 3.43m) Double glazed rear and side aspect windows. Wooden Parquet flooring. Two radiators. Open to the dining room.

DINING ROOM

13' x 9' 6" (3.96m x 2.90m) Double glazed side aspect window. Wooden Parquet flooring.

OFFICE ROOM

9' 11" x 8' 1" (3.02m x 2.46m) Double glazed rear aspect window. Carpet and radiator. Door to further office room.

OFFICE ROOM

13' 6" x 8' 2" (4.11m x 2.49m) Double glazed front aspect window. Carpet and radiator.

FIRST FLOOR HALLWAY

Double glazed rear aspect opaque windows. Carpet.

MASTER BEDROOM

16' 5" max x 12' 11" (5.00m max x 3.94m) Double glazed front and rear aspect windows with great countryside views to the rear. Carpet. Two radiators. Built in wardrobes and units. Loft access hatch. Door to the en-suite shower room.

EN-SUITE SHOWER ROOM

Double glazed front aspect opaque window. Shower cubicle. Low level WC. Hand wash basin with storage underneath. Tiled flooring and walls. Radiator.

BEDROOM TWO

14' 3" x 11' 5" (4.34m x 3.48m) Double glazed rear aspect window with those great countryside views. Carpet and radiator. Built in wardrobes.

BEDROOM THREE

10' 9" x 9' 11" (3.28m x 3.02m) Double glazed front aspect window. Carpet and radiator. Built in wardrobes and units.

BEDROOM FOUR

9' 11" x 6' 11" (3.02m x 2.11m) Double glazed side aspect window. Carpet and radiator. Built in wardrobe.

FAMILY BATHROOM

Double glazed front aspect opaque window. Bath, hand wash basin with storage underneath and low level WC. Tiled walls. Radiator.

REAR GARDEN

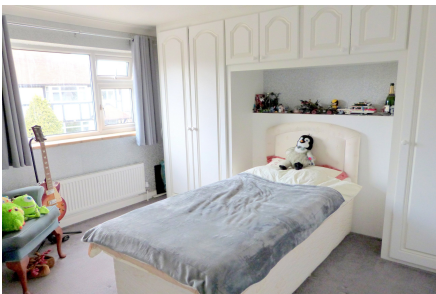
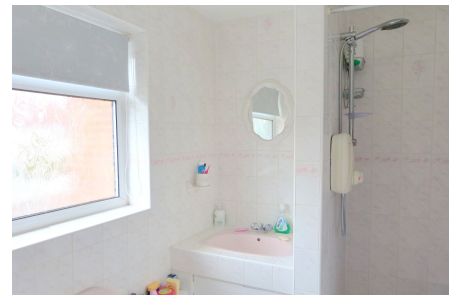
Rear garden with lawn and paved patio areas. Mature borders with plants and shrubs. Fish Pond.

FRONT / SIDE GARDEN

The house also benefits from an additional section of garden to the front/side of the property, mainly lawn with pathway.

PRIVATE DRIVEWAY

Private driveway with off street parking for many cars.



Plough Lane, UB9

Approximate Area = 1852 sq ft / 172 sq m
For identification only - Not to scale



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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		80
(55 to 68) D		
(39 to 54) E	46	
(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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