



Morse Close

HAREFIELD, MIDDLESEX, UB9 6RA



£410,000

A superb two double bedroom end of terrace house for sale with great extension potential, planning permission has recently been granted for enlargement (75481/APP/2021/962). The property is situated in a popular residential development, just a short walk to the centre of Harefield village. The accommodation comprises of an entrance hallway, downstairs cloakroom, living/dining room, kitchen, two double bedrooms and bathroom. The property also benefits from a good sized South facing rear garden, low maintenance front garden, garage and private driveway with off street parking for at least two cars to the front. Other benefits include double glazing and gas central heating. A viewing is highly recommended, please contact the Harefield office of Rodgers Estate Agents to arrange a viewing.

ENTRANCE HALLWAY

Front door with double glazed ornate opaque panels. Wooden flooring. Radiator with wood panelled cover. Doors to the downstairs cloakroom, living/dining room and storage cupboard. Open to the kitchen.

STORAGE CUPBOARD

Built in storage cupboard.

DOWNSTAIRS CLOAKROOM

Vanity hand wash basin with tiled splashback. Low level WC. Radiator with wood panelled cover. Extractor.

KITCHEN

8' 1" x 6' 7" (2.46m x 2.01m) Double glazed front aspect window. Oven and built in gas hob. Spaces for appliances. One and a half bowl stainless steel sink and drainer unit. Tiled flooring and part tiled walls. Cupboard housing boiler.

LIVING / DINING ROOM

15' 1" x 12' 8" (4.61m x 3.85m) Double glazed rear aspect windows and French doors leading to the garden. Carpet and radiator. Carpeted stairs leading to the first floor.

FIRST FLOOR HALLWAY

Double glazed side aspect window above the stairs. Carpet. Doors to the bedrooms and bathroom.

BEDROOM ONE

12' 8" x 7' 11" (3.85m x 2.42m) Double glazed rear aspect windows. Carpet and radiator. Built in wardrobe and storage cupboard. Loft access hatch.

BEDROOM TWO

12' 8" x 8' 1" (3.85m x 2.46m) Double glazed front aspect window. Carpet and radiator. Built in wardrobes.

BATHROOM

Panel enclosed bath with shower attachment, electric shower above and glazed shower screen. Vanity hand wash basin and low level WC. Part tiled walls. Heated towel rail. Extractor.

REAR GARDEN

Good sized South facing rear garden, mainly lawn with paved patio area. Mature borders with plants and shrubs. Secure side access gate. Door to the garage.

TO THE FRONT

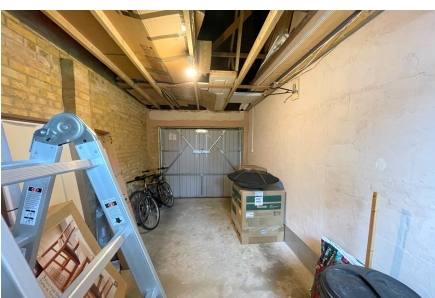
Low maintenance front garden. Built in storage cupboard housing the meters.

PRIVATE DRIVEWAY

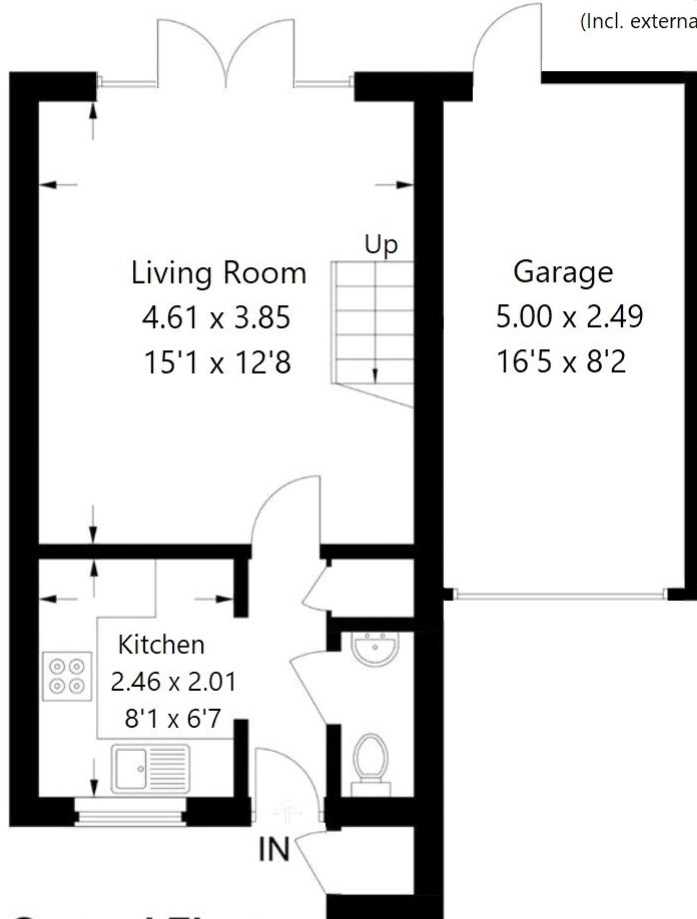
Private driveway with off street parking for at least two cars to the front.

GARAGE

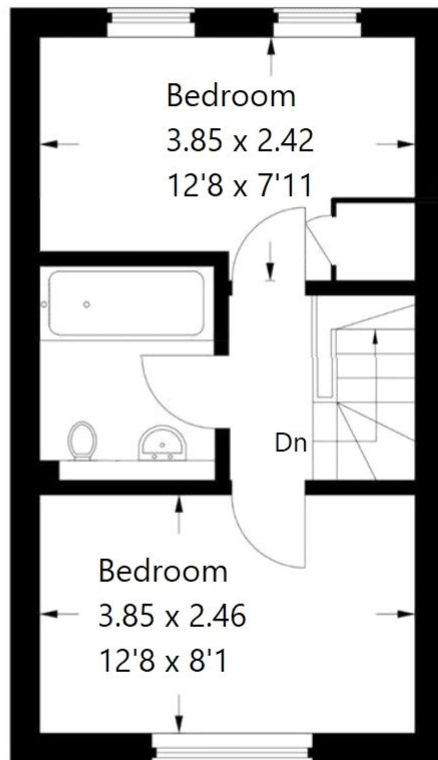
16' 5" x 8' 2" (5.00m x 2.49m)
Garage with manual up and over front door. Rear door. Power and lighting.



Approximate Gross Internal Area
 Ground Floor = 27.5 sq m / 296 sq ft
 First Floor = 27.5 sq m / 296 sq ft
 Garage = 12.5 sq m / 134 sq ft
 Total = 68.2 sq m / 734 sq ft
 (Incl. external cupboard)



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		88
(69 to 80)	C	72	
(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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