



Harvil Road  
HAREFIELD, MIDDLESEX, UB9 6JR





**£565,000**

A superb three bedroom extended semi-detached family house for sale, with a additional useable ground floor room and en-suite shower room. The property is presented in excellent condition and is conveniently situated, being just a mile to Denham Chiltern Line Station with its fast trains into London. The ground floor accommodation comprise of an entrance hallway, cloakroom, spacious through lounge/dining room, modern fitted kitchen/breakfast room with utility area and further useable room with an en-suite shower room. The first floor boasts three bedrooms and spacious modern family bathroom. The property also benefits from a South West facing rear garden and a private driveway with off street parking to the front. 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 panels with double glazed opaque window to the side of the door. Wooden flooring. Radiator. Carpeted stairs leading to the first floor. Doors to the through lounge/dining room, useable room and cloakroom.

#### **DOWNSTAIRS CLOAKROOM**

Hand wash basin with tiled splashback. Low level WC. Ceiling spotlight. Extractor.

#### **THROUGH LOUNGE / DINING ROOM**

28' x 11' 7" (8.54m x 3.54m)

Lounge - Double glazed front aspect bay window. Feature fireplace with an electric fire. Carpet and radiator. Ceiling spotlights. Open to the dining room.

Dining Room - Wooden flooring. Radiator. Ceiling spotlights. Open to the kitchen/breakfast room.

#### **KITCHEN / BREAKFAST ROOM**

16' 9" x 7' 2" (5.11m x 2.19m) Double glazed rear aspect French doors leading to the garden and double glazed rear aspect windows. Good range of wall and base units with granite worksurfaces and breakfast bar area. Space for a range cooker with stainless steel extractor above. Built in slimline dishwasher. Sink unit. Wooden flooring. Part 'Metro' tiled walls. Upright modern radiator. Cupboard housing the boiler. Open to the utility area.

#### **UTILITY AREA**

10' x 4' 11" (3.04m x 1.49m) Spaces for fridge/freezer and washing machine. Wooden flooring. Ceiling spotlights.

#### **USEABLE ROOM**

16' 1" x 9' 1" (4.89m x 2.78m) Double glazed front aspect window. Carpet and radiator. Ceiling spotlights. Door to the en-suite shower room.

#### **EN-SUITE SHOWER ROOM**

Double glazed rear aspect opaque window. Tiled shower cubicle with glazed sliding door. Hand wash basin and low level WC. Part tiled walls. Heated towel rail. Ceiling spotlights. Extractor.

#### **FIRST FLOOR HALLWAY**

Double glazed side aspect opaque window above the stairs. Carpet. Loft access hatch. Doors to the bedrooms and family bathroom.

#### **BEDROOM ONE**

15' 8" x 8' 10" (4.78m x 2.70m) Double glazed front aspect bay window. Carpet and radiator. Ceiling spotlights.

#### **BEDROOM TWO**

12' 1" x 10' 5" (3.69m x 3.18m) Double glazed rear aspect window. Carpet and radiator. Ceiling spotlights.



**BEDROOM THREE**

10' 3" x 7' 1" (3.12m x 2.16m) Double glazed front aspect window. Carpet and radiator. Built in wardrobe. Ceiling spotlights.

**FAMILY BATHROOM**

Double glazed side aspect opaque windows. Superb bath with shower above and shower curtain rail. Pedestal hand wash basin and low level WC. Tiled flooring and part tiled walls. Heated towel rail. Ceiling spotlights. Extractor.

**REAR GARDEN**

Rear garden with part lawn and part raised paved patio areas. Mature borders. Outside tap.

**FRONT GARDEN**

Front garden with mature borders, plants and shrubs.

**PRIVATE DRIVEWAY**

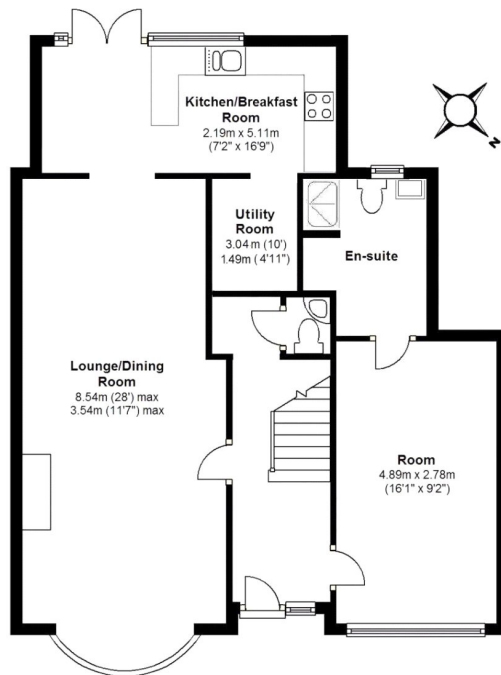
The house also benefits from a private driveway with off street parking to the front of the property.



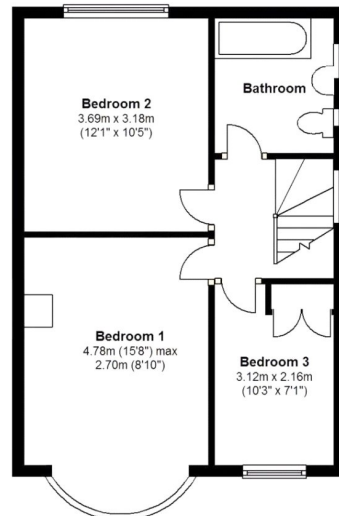
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Approx. Gross Internal Area 111 sq. Metres (1199 sq. feet)

## Ground Floor



## First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Rodgers Estate Agents and no guarantee as to their operating ability or their efficiency can be given.

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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>		82
(69 to 80) <b>C</b>	70	
(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		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

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