



**Lewis Close**  
HAREFIELD, MIDDLESEX, UB9 6RD





**£765,000**

A superb four bedroom detached family house with two bath/shower rooms for sale, positioned on a good sized plot with a large mature rear garden backing directly onto woodland. The property offers great potential to extend (subject to the usual consents and permissions) and is situated in a quiet sought residential location, just a short walk to the centre of Harefield village. The ground floor accommodation comprises of an entrance hallway, cloakroom, living room, dining room, kitchen with utility area and conservatory. The first floor boasts four bedrooms and two bath/shower rooms (one en-suite). The property also benefits from a front garden, a private driveway with off street parking to the front and a double length garage. Other benefits include double glazing and gas central heating. A viewings is highly recommended, please contact the Harefield office to arrange a viewing.

### **ENTRANCE HALLWAY**

Front door with double glazed ornate oval opaque panel. Carpet and radiator. Carpeted stairs leading to the first floor.

### **DOWNSTAIRS CLOAKROOM**

Double glazed front aspect opaque window. Hand wash basin with tiled splashback. Low level WC. Tiled flooring. Radiator.

### **LIVING ROOM**

16' 11" x 14' 10" (5.15m x 4.53m) Double glazed front aspect bay window. Feature fireplace and hearth with gas fire, wooden surround and mantle. Carpet and radiator. Double doors leading to the dining room.

### **DINING ROOM**

10' 4" x 9' 5" (3.15m x 2.87m) Double glazed rear aspect sliding door leading to the conservatory. Carpet and radiator. Door leading to the kitchen.

### **KITCHEN**

10' 8" x 9' 4" (3.25m x 2.85m) Double glazed rear aspect window. Good range of wall and base units. Built in oven and gas hob. One and a half bowl stainless steel sink and drainer unit. Space for fridge. Tiled flooring and part tiled walls. Radiator. Built in under stairs storage cupboard. Open arch to the utility area.

### **UTILITY AREA**

Double glazed rear aspect window and side aspect door with double glazed opaque panel leading to the rear garden. Wall units and worksurfaces. Stainless steel sink unit. Space for appliances. Tiled flooring and part tiled walls. Cupboard housing the boiler.

### **CONSERVATORY**

13' 11" x 10' 8" (4.24m x 3.24m) Double glazed side and rear aspect windows and double glazed doors leading to the rear garden. Tiled flooring. Two radiators.

### **FIRST FLOOR HALLWAY**

Carpet. Loft access hatch. Built in cupboard housing the water cylinder.



## BEDROOM ONE

10' x 9' 7" (3.06m x 2.92m) Double glazed rear aspect window. Wooden flooring. Radiator. Built in wardrobes. Door leading to the en-suite shower room.

## EN-SUITE SHOWER ROOM

Double glazed side aspect opaque window. Tiled shower cubicle with glazed sliding doors. Hand wash basin with storage underneath. Low level WC. Part tiled walls. Radiator. Extractor.

## BEDROOM TWO

11' 11" x 11' 1" (3.62m x 3.38m) Double glazed front aspect window. Wooden flooring. Radiator. Built in wardrobe.

## BEDROOM THREE

9' 3" x 8' 1" (2.83m x 2.47m) Double glazed front aspect window. Wooden flooring. Radiator. Built in wardrobe.

## BEDROOM FOUR

9' 3" x 6' 5" (2.83m x 1.96m) Double glazed rear aspect window. Wooden flooring. Radiator.

## FAMILY BATHROOM

Double glazed side aspect opaque window. Bath with shower attachment and glazed shower screen. Hand wash basin with storage underneath. Low level WC. Part tiled walls. Extractor.

## REAR GARDEN

A superb large well maintained mature tiered rear garden backing directly onto woodland. Mainly lawn with paved patio and decked areas. Highlights include Bramley and Cooking apple trees, Conference pear tree and Victoria plum tree together with mature borders, plants and shrubs. Greenhouse and wooden shed. Secure side access gate leading to the front of the property. Door to the double garage.

## FRONT GARDEN

Front garden with lawn area and mature borders, plants and shrubs.

## DOUBLE LENGTH GARAGE

33' 8" x 8' 7" (10.27m x 2.62m) Double length garage with up and over front door and rear door. Power and lighting.

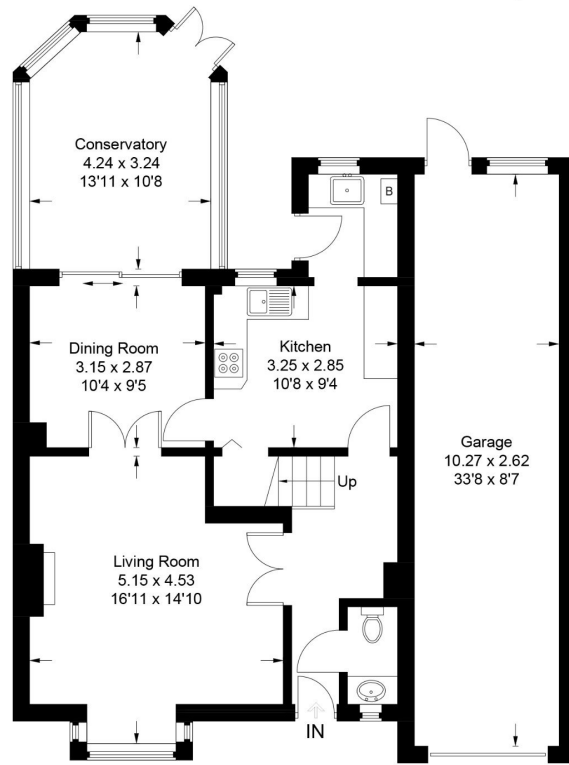
## PRIVATE DRIVEWAY

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

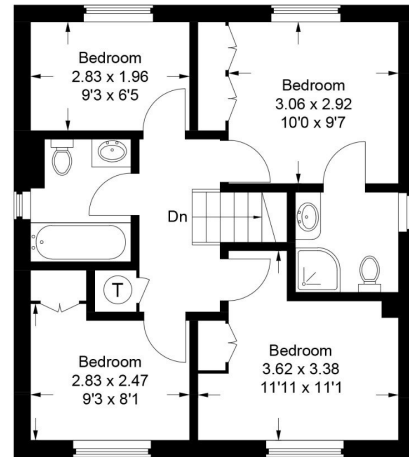




Approximate Gross Internal Area  
 Ground Floor = 68.3 sq m / 735 sq ft  
 First Floor = 49.5 sq m / 533 sq ft  
 Garage = 26.8 sq m / 288 sq ft  
 Total = 144.6 sq m / 1,556 sq ft



**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               |
|---|---------|-------------------------|
| Very energy efficient - lower running costs |         |                         |
| (92 to 100) <b>A</b>                        |         |                         |
| (81 to 91) <b>B</b>                         |         |                         |
| (69 to 80) <b>C</b>                         |         | 79                      |
| (55 to 68) <b>D</b>                         | 64      |                         |
| (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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