



Leys Close

HAREFIELD, MIDDLESEX, UB9 6QB



Guide Price £500,000

A delightful three bedroom semi-detached house for sale, situated in a sought after residential location, just a short walk to the centre of Harefield village. The property has great potential to extend (subject to the usual consents and permissions). The ground floor accommodation comprises an entrance porch, hallway, through lounge/dining room and kitchen. The first floor boasts three bedrooms and bathroom. The property also benefits from a well maintained rear garden, garage accessed via a shared driveway and 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 PORCH

Front door with double glazed panels with double glazed windows to the side of the door and double glazed side aspect opaque window.

HALLWAY

Further front door with double glazed opaque panels. Carpet and radiator. Carpeted stairs leading to the first floor. Under stairs storage cupboard. Doors to the lounge and kitchen.

LOUNGE

13' x 11' 5" (3.95m x 3.48m) Double glazed front aspect window. Feature fireplace with surround and hearth. Carpet and radiator. Open to the dining room.

DINING ROOM

10' 5" x 9' (3.17m x 2.75m) Double glazed rear aspect windows and double glazed rear aspect door leading to the garden. Carpet and radiator. Serving hatch to the kitchen.

KITCHEN

10' 5" x 7' 11" (3.17m x 2.42m) Double glazed rear aspect window and side aspect door with double glazed opaque panels leading to the driveway. Range of wall and base units. Built in oven, grill and induction hob. Stainless steel sink and drainer unit. Space for appliances. Tiled walls. Cupboard housing the boiler. Built in larder with double glazed side aspect opaque window.

FIRST FLOOR HALLWAY

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

BEDROOM ONE

12' 4" x 10' 6" (3.76m x 3.20m) Double glazed front aspect window. Carpet and radiator.

BEDROOM TWO

10' 5" x 10' (3.17m x 3.05m) Double glazed rear aspect window. Carpet and radiator.

BEDROOM THREE

8' 6" x 6' 8" (2.58m x 2.02m) Double glazed front aspect window. Carpet and radiator.

BATHROOM

Double glazed side aspect opaque window. Panel enclosed bath with shower attachment. Pedestal hand wash basin and low level WC. Tiled walls. Radiator. Built in cupboard housing the water cylinder.

REAR GARDEN

Well maintained rear garden with mature borders, plants and shrubs. Paved patio area and pathway. Side gate leading to the driveway. Door to the garage.

GARAGE

Garage accessed via a shared driveway.

OFF STREET PARKING

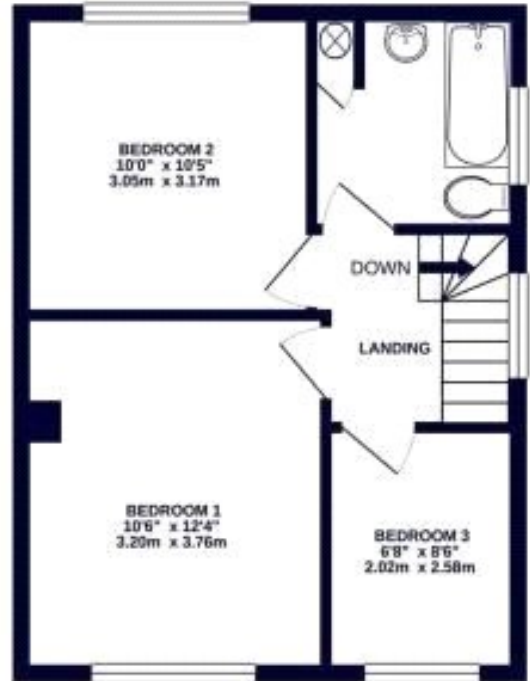
The house also benefits from off street parking to the front.



GROUND FLOOR
390 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 778 sq.ft. (72.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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30 Market Place
Chalfont St Peter
Buckinghamshire
SL9 9DU
csp@rodgersstates.com

5 Park Lane
Harefield
Middlesex
UB9 6BJ
harefield@rodgersstates.com