



# Northwood Road

HAREFIELD, MIDDLESEX, UB9 6PT





**£700,000**

A superb extended four bedroom semi-detached house, with an additional annexe area and a large rear garden, being sold with NO ONWARD CHAIN. The house is situated in a sought after rural location on the edge of Harefield village and surrounded by countryside with great views to the rear. There is a bit of finishing off to be done in the house, mainly in the converted loft area, allowing the buyers to finish the loft room and en-suite shower area to their specification. The ground floor accommodation comprises of an entrance hallway, sitting room and stunning open plan kitchen/dining room with the annexe having an open plan living room/kitchen, shower and bedroom. The first floor boasts three bedrooms and family bathroom with a loft room and en-suite area on the second floor. The house also benefits from a private driveway with parking for many cars to the front.

### **ENTANCE HALLWAY**

Front door with double glazed ornate opaque panels with double glazed opaque window to the side. Wooden flooring. Radiator. Stairs leading to the first floor.

### **SITTING ROOM**

14' 2" x 12' 7" (4.33m x 3.84m) Triple glazed front aspect window. Wooden flooring. Radiator. Built in storage.

### **UNFINISHED CLOAKROOM**

Unfinished cloakroom with plumbing in place.

### **KITCHEN / DINING ROOM**

20' 1" x 15' 9" (6.11m x 4.79m) Stunning open plan kitchen/dining room area with sliding and folding doors leading to the rear garden.

Kitchen Area - Great range of wall and base units. Feature centre island/breakfast bar area with stone worksurface and sides, stainless steel sink unit, built in dishwasher and storage underneath. Built in Neff ovens, grill and microwave. Built in Neff five ring gas hob. Space for 'American' style fridge/freezer. Tiled flooring and part 'Metro' tiled walls. Radiator. Ceiling spotlights. Door to the annexe area.

Dining Area - Double glazed rear aspect sliding and folding doors leading to the garden. Wooden flooring. Ceiling spotlights and speakers.

### **ANNEXE LIVING ROOM / KITCHEN**

17' 7" x 11' 11" (5.35m x 3.64m) Double glazed rear aspect windows and French doors leading to the garden. Wooden flooring. Radiator. Ceiling spotlights. Kitchen area has a range of wall and base units, built in oven and induction hob with extractor above, stainless steel sink and drainer unit and space for a fridge.

### **ANNEXE SHOWER ROOM**

Shower cubicle with glazed sliding doors. Pedestal hand wash basin and low level WC. Tiled flooring. Ceiling spotlights. Extractor.

### **ANNEXE BEDROOM**

10' 2" x 8' 8" (3.10m x 2.65m) Triple glazed front aspect window. Carpet and radiator. Fitted wardrobe.



## FIRST FLOOR HALLWAY

Double glazed side aspect window above the stairs. Stairs leading to the second floor.

## BEDROOM

11' 9" x 8' 8" (3.58m x 2.65m) Double glazed rear aspect window with great views. Wooden flooring. Ceiling spotlights. Built in storage cupboard.

## BEDROOM

10' 2" x 9' 7" (3.09m x 2.93m) Triple glazed front aspect window. Wooden flooring. Radiator. Ceiling spotlights.

## BEDROOM

10' 4" x 8' 10" (3.15m x 2.69m) Triple glazed front aspect window. Wooden flooring. Radiator. Ceiling spotlights. Wall mounted boiler.

## FAMILY BATHROOM

Double glazed rear aspect opaque window. Bath with built in shower and glazed shower screen. Hand wash basin and low level WC. Tiled flooring and part tiled walls. Heated towel rail. Ceiling spotlights. Sensor controlled lighting. Extractor.

## BEDROOM

16' 8" x 15' 11" (5.09m x 4.84m) Unfinished room with double glazed rear aspect French doors and two double glazed front aspect skylight windows.

## EN-SUITE AREA

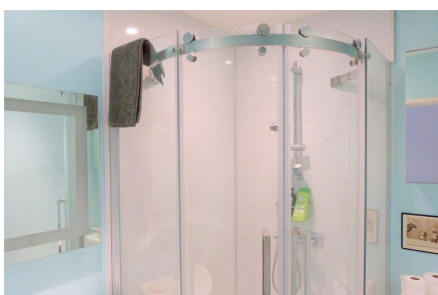
Double glazed rear aspect opaque window.

## REAR GARDEN

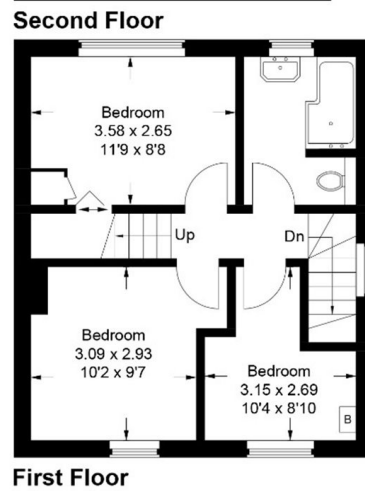
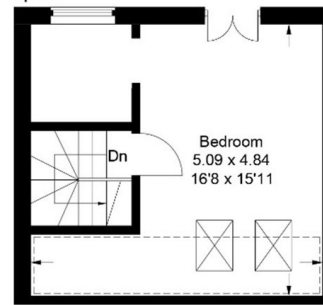
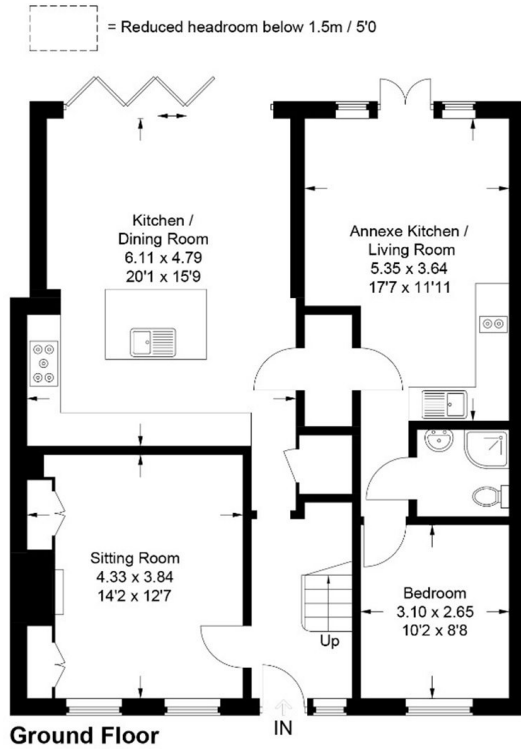
Large well maintained tiered rear garden. Raised paved patio area, perfect for 'Al Fresco' dining and two sections of lawn. Further area with decking, wooden summerhouse and shed. Pathways and side access gate.

## PRIVATE DRIVEWAY

The house also benefits from a private driveway with off street for many cars to the front.



Approximate Gross Internal Area  
 Ground Floor = 88.6 sq m / 954 sq ft  
 (Including Annexe)  
 First Floor = 39.7 sq m / 427 sq ft  
 Second Floor = 25.4 sq m / 273 sq ft  
 Total = 153.7 sq m / 1,654 sq ft



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>		81
(69 to 80) <b>C</b>	69	
(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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