



Ash Grove
HAREFIELD, MIDDLESEX, UB9 6EY



£445,000

A superb opportunity to purchase this three bedroom semi-detached house for sale, in need of some modernisation, being sold with NO ONWARD CHAIN. The property has great potential to extend (subject to the usual consents and permissions). The house is situated in a popular residential location, just a short walk to the centre of Harefield village. The ground floor accommodation comprises of an entrance hallway, lounge/sitting room, dining room and kitchen. The first floor has three bedrooms and bathroom. The house also benefits from a rear garden with brick built storage, a gardeners WC and a private driveway with off street parking for 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 opaque panel. Double glazed side aspect opaque window. Carpet. Radiator at the bottom of the stairs. Carpeted stairs leading to the first floor. Doors to the lounge/sitting room and kitchen.

LOUNGE / SITTING ROOM

15' 5" x 10' 6" (4.69m x 3.19m)
Double glazed front aspect window. Feature fireplace with wooden surround and mantle. Carpet and radiator. Door to the dining room.

DINING ROOM

9' 10" x 8' 8" (2.99m x 2.65m)
Double glazed rear aspect window. Radiator. Open to the kitchen.

KITCHEN

12' 7" x 11' 11" (3.84m x 3.62m)
Double glazed rear aspect window. Side aspect door with glazed opaque panel. Range of wall and base units. Built in oven and grill. Built in gas hob. Sink and drainer unit. Space for washing machine. Carpet and radiator. Part tiled walls. Cupboard housing the boiler.

FIRST FLOOR HALLWAY

Double glazed side aspect opaque window above the stairs. Carpet. Built in airing cupboard housing the water cylinder. Loft access hatch. Doors to the bedrooms and bathroom.

BEDROOM ONE

13' 6" x 10' 5" (4.11m x 3.18m)
Double glazed front aspect window. Carpet and radiator. Built in wardrobe.

BEDROOM TWO

16' 6" x 8' 8" (5.03m x 2.63m)
Double glazed rear aspect window. Carpet and radiator. Built in wardrobe.

BEDROOM THREE

9' x 9' 8" (2.75m x 2.94m)
Double glazed front aspect window. Carpet and radiator. Built in storage cupboard.

BATHROOM

Double glazed rear aspect opaque window. Panel enclosed bath with shower attachment and power shower above the bath. Pedestal hand wash basin. Low level WC. Carpet. Part tiled walls. Radiator.

REAR GARDEN

Mainly lawn rear garden with mature borders, plants and shrubs. Patio area. Gate leading to the front of the property.

BRICK BUILT STORAGE

7' 2" x 5' 9" (2.18m x 1.74m) Main outside brick built store with further smaller store.

GARDENERS WC

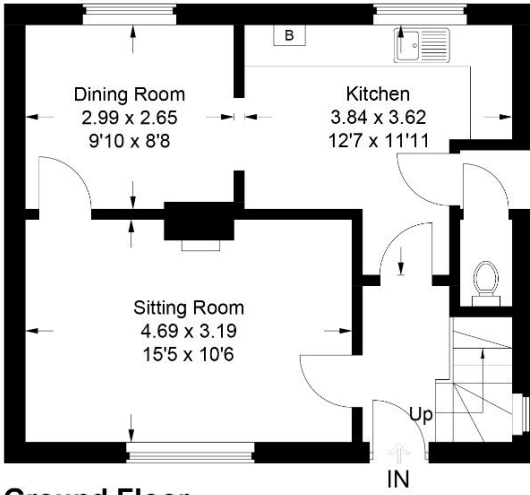
Low level WC.

PRIVATE DRIVEWAY

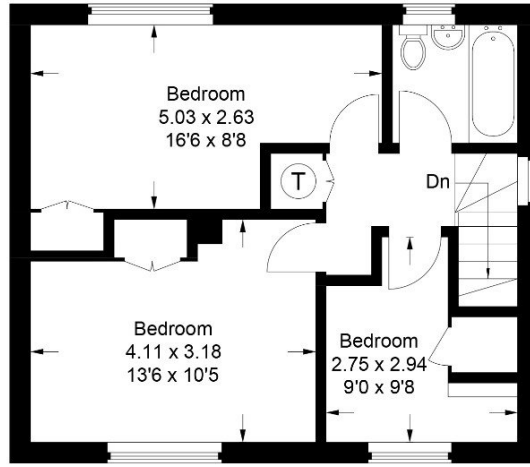
The house also benefits from a private driveway with off street parking for two cars to the front.



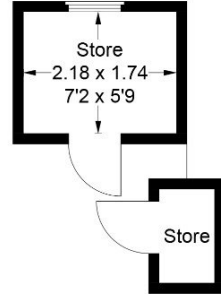
Approximate Gross Internal Area
 Ground Floor = 41.1 sq m / 442 sq ft
 First Floor = 42.0 sq m / 452 sq ft
 Stores = 4.9 sq m / 53 sq ft
 Total = 88.0 sq m / 947 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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		
(69 to 80)	C		79
(55 to 68)	D	63	
(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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