



Northwood Road
HAREFIELD, MIDDLESEX, UB9 6PW



£525,000

Rodgers Estate Agents are delighted to offer for sale this superb two double bedroom detached bungalow with a good sized rear garden, being sold with NO ONWARD CHAIN. The property is situated in a popular location, just a short walk to the centre of Harefield village. The accommodation comprises of an entrance porch, spacious hallway, lounge/sitting room, kitchen/breakfast room, utility room, two double bedrooms and bathroom. The bungalow also benefits from a good sized rear garden, a garage/carport and off street parking to the front. A viewing is highly recommended, please contact the Harefield office to arrange a viewing.

ENTRANCE PORCH

Front door with double glazed panel and double glazed front and side aspect windows. Tiled flooring. Further front door leading to the hallway.

HALLWAY

Spacious hallway with carpet and radiator. Cupboard housing the electric meter. Built in airing cupboard housing the water cylinder. Doors to the lounge/sitting room, kitchen/breakfast room, two bedrooms and bathroom.

LOUNGE / SITTING ROOM

14' 11" x 10' 11" (4.54m x 3.33m) Double glazed front aspect window and side aspect window. Feature fireplace with brick surround and hearth. Carpet and radiator.

KITCHEN / BREAKFAST ROOM

14' 1" x 8' 4" (4.30m x 2.55m) Double glazed rear aspect window. Side aspect opaque window. Rear aspect door with glazed panels leading to the utility room. Range of wall and base units. Space for cooker and fridge. Stainless steel sink and drainer unit. Tiled flooring and part tiled walls. Built in storage cupboard/larder with rear aspect opaque window. Further built in storage cupboards.

UTILITY ROOM

9' 4" x 8' 2" (2.84m x 2.49m) Side aspect door with double glazed opaque panel. Rear aspect door with double glazed panels. Door to the garage/carport.

BEDROOM ONE

13' 11" x 8' 11" (4.23m x 2.72m) Double glazed rear aspect window. Carpet. Wall mounted electric heater. Built in wardrobes.

BEDROOM TWO

12' 1" x 8' 11" (3.68m x 2.73m) Double glazed front aspect window. Carpet and radiator. Built in wardrobes.

BATHROOM

Side aspect opaque windows. Panel enclosed bath. Pedestal hand wash basin and low level WC. Tiled flooring and part tiled walls. Radiator.

GARAGE / CARPORT

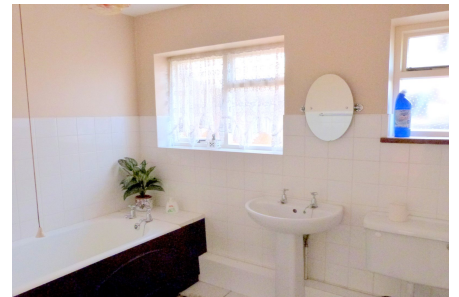
33' 5" x 8' 11" (10.19m x 2.73m) Covered garage/carport with front door.

REAR GARDEN

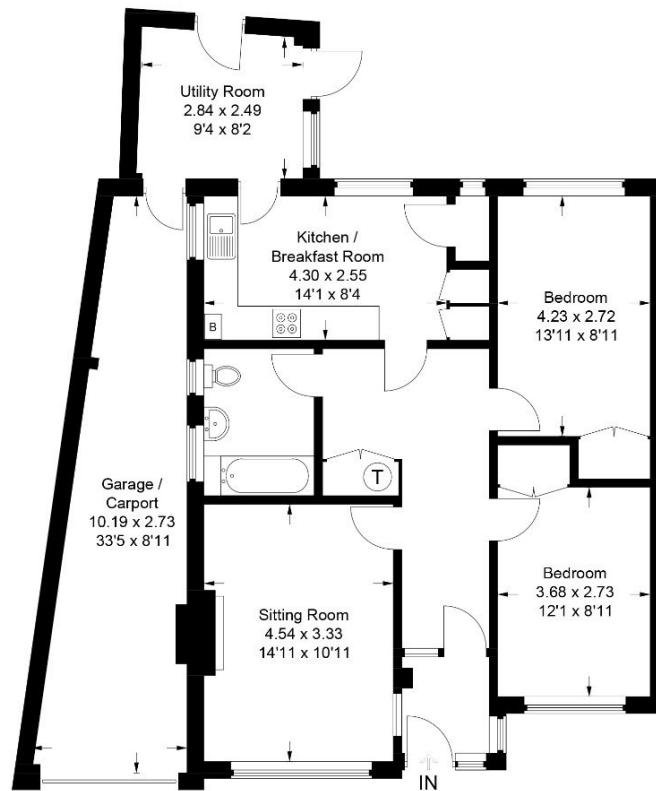
Good sized rear garden, mainly lawn with mature borders, plants and shrubs. Paved patio area and pathway. Side gate to the shared driveway area.

TO THE FRONT

Low maintenance front garden with off street parking.



Approximate Gross Internal Area = 107.9 sq m / 1,161 sq ft
(Including Garage)



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		75
(55 to 68) D		
(39 to 54) E		
(21 to 38) F	29	
(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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