



St Marys Road
HAREFIELD, UB9 6AF



£450,000

A three bed semi-detached family house for sale, situated in a popular residential location, within walking distance of the centre of Harefield village. The property would benefit from some updating and is being sold with NO ONWARD CHAIN. The ground floor accommodation comprises an entrance porch, hallway, lounge/sitting room, dining room, kitchen and conservatory/utility. The first floor boasts three bedrooms, shower room and separate WC. The property also benefits from front and rear gardens, brick built storage sheds with gardeners WC in the rear garden, and a driveway with gated off street parking to the front. A viewing is highly recommended, please contact the Harefield office of Rodgers Estate Agents to arrange a viewing.

ENTRANCE PORCH

Double glazed porch, with lighting and carpet, leading to part opaque glazed wooden front door.

HALL

Good size hallway with wood flooring, ceiling light point, telephone and broadband point. Carpeted turning staircase rising to first floor and landing. Smoke alarm. Double glazed window overlooking the side of the property. Wall mounted coat hooks. Under stairs storage cupboard housing meters and consumer unit. Wall mounted central heating thermostat. Doors off to Lounge/Sitting Room and to Kitchen.

LOUNGE/SITTING ROOM

12' 6" x 12' 2" (3.80m x 3.71m) Double glazed windows overlooking the front of the property. Fully carpeted. Ceiling light point with ornate rose. Coved cornice. Raised skirting boards. Radiator. TV point. Feature fireplace with marble hearth and surround, wooden mantle and inset with a coal effect gas fire. Door to Dining Room.

DINING ROOM

11' 4" x 10' 8" (3.46m x 3.24m). Sealed unit windows looking into the conservatory/utility and onward over the rear garden. Ceiling light point. Radiator. Fully carpeted. Door to Lounge/Sitting Room. Door To Kitchen.

KITCHEN

11' 6" x 7' 5" (3.50m x 2.25m). Fitted with a range of base and eye level units. Good expanse of work surfaces, inset with a one and a half bowl drainer sink with chrome mixer tap. Also inset with a four ring gas hob with extractor hood above. Integrated double eye level oven. Space for under counter appliance. Tiled splash backs. Fully tiled walls. Adjustable spotlights to ceiling. Wood flooring continued from Hall. Radiator. Double aspect with double glazed windows overlooking the side and rear of the property. Door to dining Room. Half glazed door leading to Conservatory/Utility.

CONSERVATORY/UTILITY

18' 10" x 5' 6" (5.74m x 1.68m). Double aspect with double glazed windows overlooking the rear garden and side of the property. Double glazed door leading to rear garden. Space and plumbing for appliances. Ceiling light points. Carpeted.

FIRST FLOOR AND LANDING

Double glazed windows overlooking the side of the property. Ceiling light point. Access to loft. Doors off to Bedrooms One, Two, Three, Shower Room and Separate WC. Carpeting continued from stairs.

BEDROOM ONE

12' 3" x 10' 11" (3.73m x 3.33m). Double glazed windows overlooking the front of the property. Fully carpeted. Ceiling light point. Radiator. Built in cupboard with shelving and storage above. Built in airing cupboard housing water cylinder, with wooden slatted shelving, and with storage above.

BEDROOM TWO

10' 11" x 9' 10" (3.33m x 2.99m). Double glazed windows overlooking the rear of the property. Fully carpeted. Ceiling light point. Radiator. Built in cupboard with shelving and hanging rails.

BEDROOM THREE

9' 9" x 7' 6" (2.96m x 2.29m). Double glazed windows overlooking the front of the property. Fully carpeted. Radiator. Ceiling light point. Built in cupboard housing Potterton boiler with shelving below.

SHOWER ROOM

Opaque double glazed rear aspect window. Vinyl flooring. Fully tiled walls. Expel air. Wall mounted mirrored bathroom cabinet. Downlighters. Fitted with a pedestal mounted wash hand basin with chrome mixer tap, and double size walk in shower with electric Triton shower. Two heated towel rails.

SEPARATE WC

Opaque double glazed side aspect window. Fitted with a low level WC with twin flush. Ceiling light point. Vinyl flooring.

TO THE FRONT OF THE PROPERTY

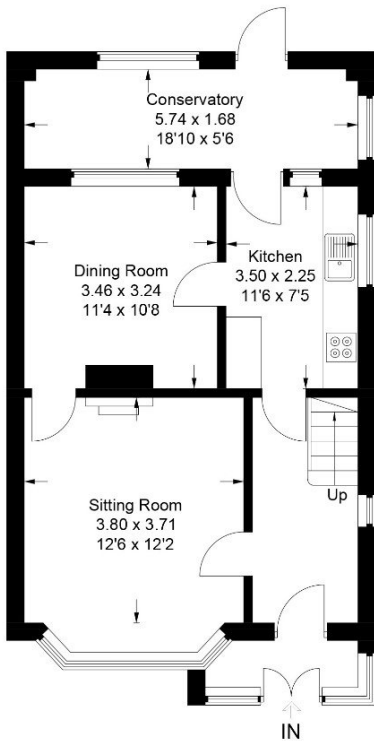
Private drive with double gates, providing off street parking for one or two cars. Raised area laid to lawn. Wooden panel fence and brick wall surrounds. Mature planted flower bed. Outside lighting. Secure gated access to the rear of the property.

TO THE REAR OF THE PROPERTY

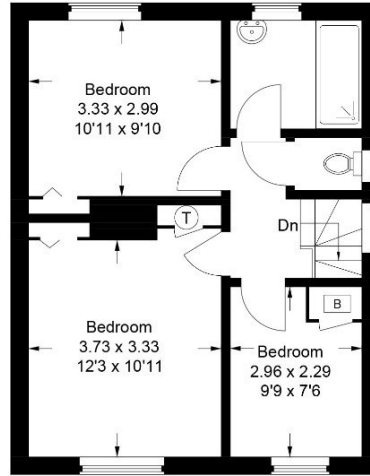
Mostly paved rear garden with large patio area outside of the conservatory/utility with outside lighting. Two brick built storage sheds with attached brick built Gardeners WC. Leading to second patio area with crazy paving and mature planted flower bed, which in turn leads to the rear patio with wooden storage shed. Wooden panel fence surrounds. Secure gated access to the front of the property.



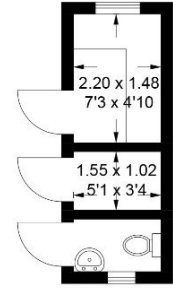
Approximate Gross Internal Area
 Ground Floor = 58.3 sq m / 627 sq ft
 First Floor = 42.5 sq m / 457 sq ft
 Outbuilding = 6.6 sq m / 71 sq ft
 Total = 107.4 sq m / 1,155 sq ft



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		86
(69 to 80) C		
(55 to 68) D	64	
(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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