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estate agents



Sanctuary Close
Harefield, Middlesex, UB9 6LJ



£399,000 Freehold

Rodgers Estate Agents are delighted to offer for sale this spacious three double bedroom townhouse, arranged over three floors and being sold with NO ONWARD CHAIN. The property would benefit from some updating and is situated in a convenient location, being just a short walk to Harefield Hospital and the centre of the village. The accommodation briefly comprises a lounge/reception room with doors to the rear garden, spacious kitchen/dining room, three double bedrooms, bathroom, downstairs utility room and cloakroom. The house also benefits from an integrated double length garage, rear garden and first floor balcony. Other benefits include double glazing and gas central heating. A viewing is highly recommended, please contact the Harefield office to arrange a viewing.

Entrance

Wooden front door with glazed panel leading to the garage.

Integrated Garage

29' 0" x 11' 11" (8.84m x 3.63m) Integrated double length garage with up and over front door. Power and lighting. Built in storage cupboard. Door to the hallway.

Hallway

Wooden flooring. Radiator. Carpeted stairs leading to the first floor. Door to the lounge/reception room. Sliding and folding door to the utility room.

Utility Room

7' 5" x 4' 5" (2.26m x 1.35m) Wooden flooring. Ceramic sink unit. Space for washing machine. Door to the cloakroom..

Cloakroom

Low level WC. Radiator.

Lounge / Reception Room

15' 0" x 11' 9" (4.57m x 3.58m) Double glazed rear aspect windows and double glazed rear aspect doors leading to the garden. Carpet and radiator.

First Floor Hallway

Carpet. Built in storage cupboard. Carpeted stairs leading to the second floor. Doors to the kitchen/dining room and bedroom one.

Kitchen / Dining Room

17' 5" x 11' 9" (5.31m x 3.58m) Front aspect door with double glazed opaque panels and double glazed front aspect window. Range of base units. Built in storage cupboards. Stainless steel sink and drainer unit. Space for cooker. Wooden flooring. Radiator. Part tiled walls. Wall mounted boiler.

Bedroom One

11' 9" x 9' 11" (3.58m x 3.02m) Double glazed rear aspect windows and double glazed rear aspect doors leading to the balcony. Carpet and radiator.

Balcony

12' 0" x 5' 4" (3.66m x 1.63m) Balcony.

Second Floor Hallway

Carpet. Built in storage cupboards. Doors to bedrooms two, three and bathroom.

Bedroom Two

11' 9" x 9' 9" (3.58m x 2.97m) Double glazed rear aspect window. Carpet and radiator.

Bedroom Three

11' 9" x 9' 3" (3.58m x 2.82m) Double glazed front aspect window. Carpet and radiator.

Bathroom

Panel enclosed bath with electric power shower above. Hand wash basin. Low level WC. Radiator. Part tiled walls. Extractor. Loft access hatch.

Rear Garden

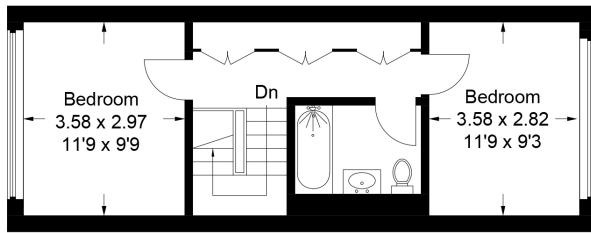
Mainly lawn with paved patio area. Mature borders, plants, shrubs and trees. Wooden storage shed.

Council Tax

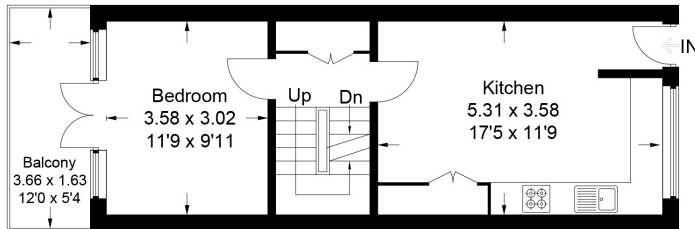
The property is council tax band D, London Borough of Hillingdon.



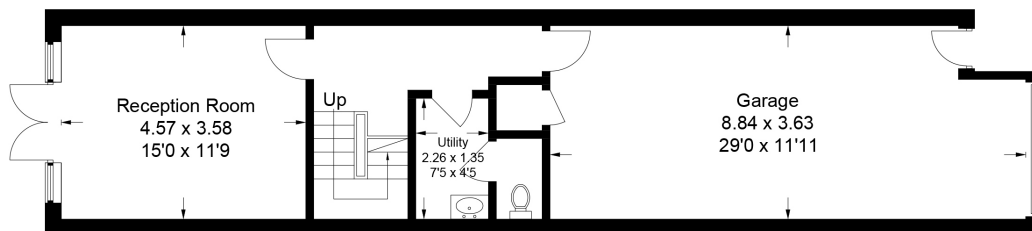
Approximate Gross Internal Area
 Ground Floor (Including Garage) = 64.0 sq m / 689 sq ft
 First Floor = 37.6 sq m / 405 sq ft
 Second Floor = 37.3 sq m / 401 sq ft
 Total = 138.9 sq m / 1,495 sq ft



Second Floor



First Floor



Ground Floor

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			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

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