

rodgers  
estate agents



**Peerless Drive**  
Harefield, Middlesex, UB9 6JE



## £367,500 Freehold

A lovely two double bedroom cluster house set in a popular residential location, close to Harefield's picturesque lakes and Canal, with a park a minutes' walk away, nearby local shops, within walking distance of the Village Centre, and ideally placed for Denham Chiltern Line Station with its fast trains into London. The property would be an ideal investment, first or second time purchase. The accommodation comprises an entrance lobby, a spacious lounge/dining room, a fitted kitchen, the two double bedrooms and a modern family bathroom. Outside the property benefits from a lawned and fenced front garden, a lovely side garden with patio and lawn, and there is one allocated parking space. Viewings are highly recommended.

### Ground Floor

#### Entrance

Covered storm porch with storage cupboard housing the meters. Entrance is via a sealed unit front door inset with opaque glazed panels inset.

#### Entrance Lobby

Hanging rail. Coat rack. Ceiling light point. Wood laminate flooring. Door to Lounge/Dining Room.

#### Lounge/Dining Room

15' 8" x 12' 7" (4.78m x 3.84m)  
Sealed unit windows overlooking the front of the property. Wood effect laminate flooring. TV point. Broadband point. Adjustable spotlights to ceiling. Wall mounted Warm Air thermostat. Warm air vent. Opening to kitchen. Fully carpeted turning staircase, with hand rail, rising to first floor and landing.

#### Kitchen

11' 7" x 6' 1" (3.53m x 1.85m)  
Fitted with a range of eye and base level units. Good expanse of roll edge work surface inset with a one and a half bowl drainer sink with chrome mixer tap. Tiled splashbacks and part tiled walls. Also inset with a Zanussi ceramic 4 ring hob and Electrolux electric oven beneath, with stainless steel splash back and stainless steel extractor hood above. Slimline Hotpoint dishwasher, washing machine and space for full height fridge/freezer. Built in warm air system. Tiled splashbacks. Adjustable chrome spotlights to ceiling. Vinyl flooring. Sealed unit windows overlooking the side of the property.

## First Floor

### First Floor And Landing

Access to part boarded loft. Ceiling light point. Smoke alarm. Fully carpeted continued from stairs. Warm air vent.. Doors off to Bedrooms One, Two and Bathroom.

### Bedroom One

15' 7" x 8' 7" (4.75m x 2.62m)  
Sealed unit windows overlooking the front of the property. Large built in over stairs storage cupboard with mirrored sliding door. Fully carpeted. Warm air vent. Ceiling light point.

## Bedroom Two

9' 3" x 9' 1" (2.82m x 2.77m)  
Sealed unit windows overlooking the front of the property. Large built in double width storage cupboard with sliding doors also housing the water cylinder. Fully carpeted. Warm air vent. Ceiling light point. Wall mounted display shelving. .

## Bathroom

Fitted with a white suite comprising low level twin flush WC, pedestal mounted wash hand basin with twin taps and panel enclosed P shaped bath with chrome mixer tap and plumbed shower. Wood laminate flooring. Part tiled. Built in storage shelving. Ceiling light point. Opaque glazed side aspect sealed unit window.

## Outside

### To The Front Of The Property

Paved pathway with pedestrian gate leading to Entrance Porch. Wooden panel fence surrounds. Area laid to lawn. Outside lighting.

### To The Side Of The Property

South facing side garden with patio area, good expanse of lawn and wooden panel fence surrounds. Outside tap.

### Parking

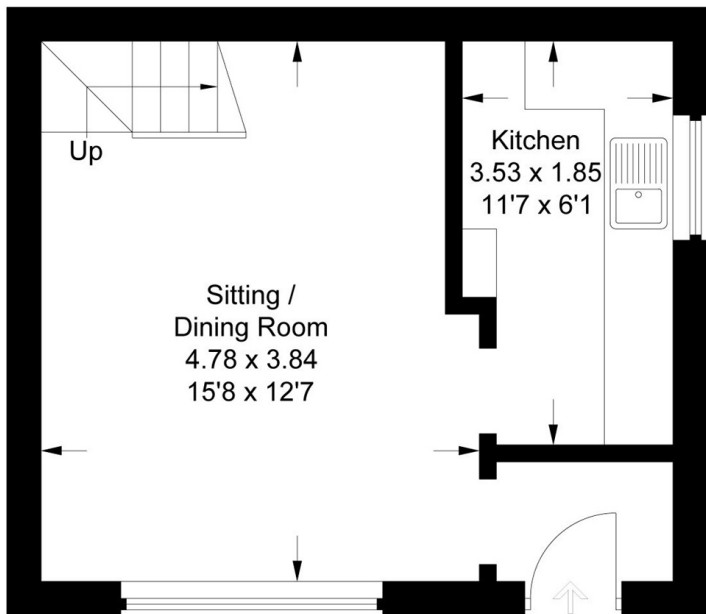
Allocated parking space in the bays to the front of the property.

### Council Tax

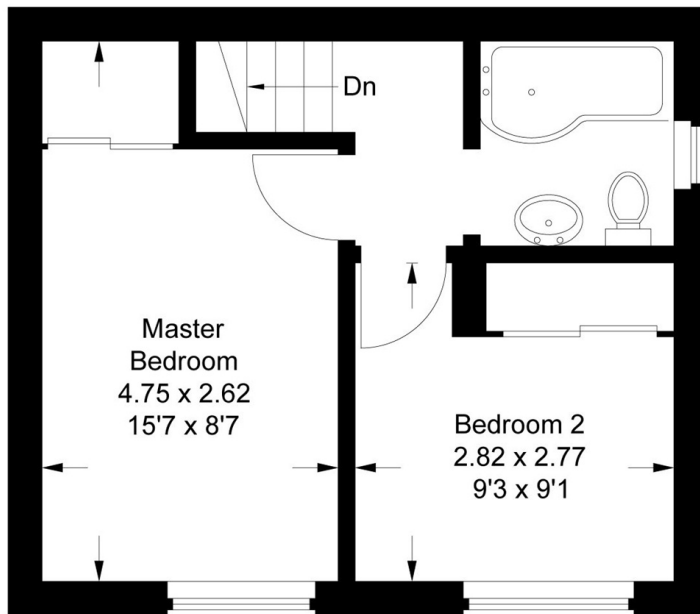
London Borough of Hillingdon, Band D.  
£1,863.91 per annum for the year 2024/2025.



Approximate Gross Internal Area  
 Ground Floor = 26.5 sq m / 285 sq ft  
 First Floor = 26.4 sq m / 284 sq ft  
 Total = 52.9 sq m / 569 sq ft



Ground Floor



First 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.  
 © CJ Property Marketing Ltd Produced for Rodgers



Important Notice: Rodgers Estate Agents give notice that their solicitors and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Rodgers Estate Agents have not tested any appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>67</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

30 Market Place  
 Chalfont St Peter  
 Buckinghamshire  
 SL9 9DU

5 Park Lane  
 Harefield  
 Middlesex  
 UB9 6BJ

csp@rodgersstates.com

harefield@rodgersstates.com