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**Roman Close**  
Harefield, Middlesex, UB9 6BH



## £510,000 Freehold

A beautifully presented semi-detached family home with neutral décor throughout and finished to an extremely high standard and specification, set in a residential area boasting panoramic views from the rear over open countryside, and is located within easy reach of Harefield Village Centre, its shops, amenities, and schools, and is also within easy reach of Denham with its Chiltern Railway Station offering fast trains into London Marylebone. The property enjoys light and airy accommodation comprising, on the ground floor, a welcoming entrance hallway, a lovely lounge which is open to the wonderful fitted modern kitchen/dining room which features integrated appliances and patio doors leading to the rear garden. On the first floor the property enjoys three good size bedrooms, two double and one large single, and a modern family bathroom. The front of the property offers off street parking for two cars and the lovely open aspect rear garden backs onto open fields with gated access to the same. Additionally, the rear garden includes a fully insulated garden room, with power and light.

### Ground Floor

#### Entrance

Entrance is via a sealed unit front door with decorative glazed panels inset and with opaque glazed sealed floor to ceiling windows either side. Leading to:

#### Entrance Hall

Spacious and welcoming hall with wood flooring, ceiling light point, and radiator with decorative cover. Coved cornice. Under stairs storage space currently housing tumble dryer. Wall mounted central heating thermostat. Fully carpeted stairs rising to first floor and landing with exposed spindles and hand rails. Opening to Kitchen/Dining Room and door to:

#### Lounge

13' 9" x 12' 6" (4.19m x 3.81m). Bright and airy lounge with sealed unit windows overlooking the front of the property. Wood flooring continued from Hallway. Ceiling light point. Radiator. TV point. Broadband point. Coved cornice. Squared opening to the Dining Room.

#### Kitchen/Dining Room

18' 11" x 11' 3" [max] (5.77m x 3.43m [max]). Beautifully fitted with a plentiful range of High Gloss base and eye level units and a very good expanse of marble work surfaces, inset with a single bowl drainer sink with chrome mixer tap and also inset with a Lamona four ring electric hob with extractor hood above. Integrated eye level Lamona oven and microwave. Space for American style fridge freezer. Integrated dishwasher. Space and plumbing for washing machine. Integrated wine rack. Ceramic tile flooring. Downlighters. Breakfast bar return. Sealed unit windows overlooking the side of the property. Open to Dining Room with ceramic tile flooring continued, further coved cornice, radiator and downlighters. Featuring sealed unit patio doors leading onto the rear garden.

## First Floor

### Landing

Sealed unit window overlooking the side of the property. Half galleried. Coved cornice. Access to part boarded and insulated loft, with ladder. Loft houses the boiler. Ceiling light point. Fully carpeted, continued from stairs. Built in storage cupboard with wooden slatted shelving. Doors off to Bedrooms One, Two, Three and Bathroom.

### Bedroom One

12' 7" x 12' 7" [max] (3.84m x 3.84m [max]). Sealed unit windows overlooking the rear of the property with wonderful views over the open countryside beyond. Coved cornice. Ceiling light point. Radiator. TV point. Built in wardrobe with hanging rail and shelving. Fully carpeted, continued from Landing.

### Bedroom Two

9' 11" x 8' 3" [min] (3.02m x 2.51m [min]). Sealed unit windows overlooking the front of the property. Coved cornice. Ceiling light point. Radiator. Fully carpeted, continued from Landing.

### Bedroom Three

10' 5" x 6' 10" [max] (3.18m x 2.08m [max]). Sealed unit windows overlooking the front of the property. Coved cornice. Ceiling light point. Radiator. TV Point. Fully carpeted, continued from Landing. Built in over stairs storage cupboard with hanging rail and shelving.

### Bathroom

Beautifully fitted with a white suite comprising panel enclosed bath with mixer tap, vanity unit mounted rectangular wash hand basin with mixer tap, and enclosed cistern low level WC with twin flush. Fully tiled walls and splash backs. Ceramic tile flooring. Heated towel rail. Ceiling light point. Coved cornice. Sealed unit opaque glazed rear aspect window.

### Outside

#### To The Front Of The Property

Block paved drive with off street parking for two cars. Secure gated access to the side and rear of the property. Brick wall and timber enclosed beds to both sides of the frontage.

#### To The Side Of The Property

Two storage sheds, the larger of which measures 7'1" x 6'1" (2.16m x 1.85m) and has power and light. Recessed shelved storage area. Leading to rear garden. Secured gated access to the front of the property. Outside tap.

#### To The Rear of The Property

A lovely sunny aspect rear garden with wonderful views over the open countryside beyond. Extensive paved patio area, leading to an area of artificial lawn and onward to the Garden Room. Wooden panel fence surrounds. Timber enclosed beds to either side of the garden. Barbecue area. Outside tap. Secure gated access to the countryside beyond.

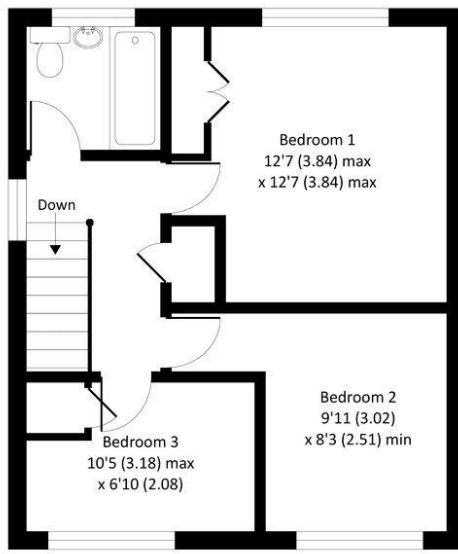
#### Garden Room

Fully insulated Garden Room with power and light and multiple uses such as a gym or home office, and currently used as a bedroom. Entrance via half glazed sealed unit door. TV point. Downlighters. Sealed unit window overlooking the garden.

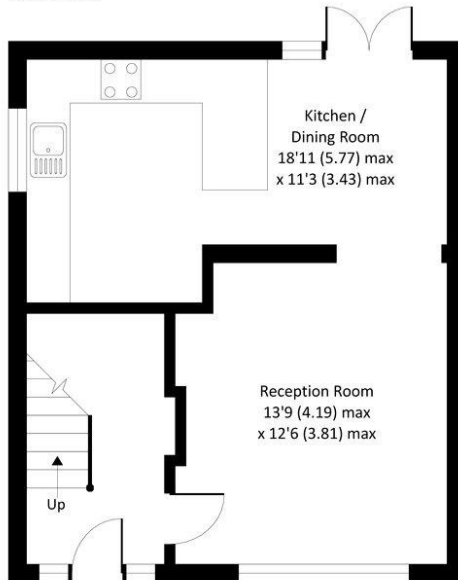
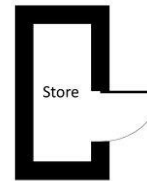
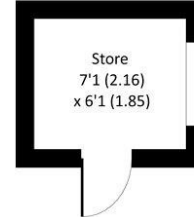


# Roman Close, Harefield, UB9 6BH

Approximate Area = 894 sq ft / 83 sq m  
 Outbuildings = 58 sq ft / 5.4 sq m  
 Total = 952 sq ft / 88.4 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>56</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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