

rodgers
estate agents



Gilbert Road
Harefield, Middlesex, UB9 6NQ



£495,000 Freehold

An extremely well presented three bedroom semi-detached family home situated in a very popular residential area, just a few minutes level walk from the Village Centre, with its shops, amenities and schools. This lovely property is brought to the market with NO ONWARD CHAIN and is ready to move into. The accommodation comprises, on the ground floor, a spacious fitted kitchen, two reception rooms, and a downstairs cloakroom. On the first floor there are three bedrooms, two double and one single, and the family bathroom. Outside the property benefits from off street parking for two cars on a block paved private drive, gated side access to the rear, and a wonderful rear garden with a good expanse of lawn and a patio area. Additional benefits are gas central heating and double glazing throughout.

Ground Floor

Entrance

Covered porch with entrance via a sealed unit front door with opaque glazed decorative panels inset. Leading to hallway.

Hallway

Sealed unit window to one side of the front door. Smoke alarm. Ceiling light point. Radiator. Wood laminate flooring. Wall mounted central heating thermostat and central heating controls. Under stairs storage space and gas meter. Recently carpeted stairs with exposed spindles and hand rails, rising to first floor and landing. Doors off to Kitchen and Lounge.

Lounge

13' 2" x 11' 10" (4.01m x 3.61m) Sealed unit windows overlooking the front of the property. Double radiator. Ceiling light point on dimmer switch. Fully carpeted. Coved cornice. Feature fireplace with wooden mantle and surround, marble hearth and back and inset with a coal effect gas fire (currently capped off). Door to:

Dining Room

10' 8" x 8' 3" (3.25m x 2.51m) Sealed unit windows overlooking the rear garden. Wood laminate flooring. Double radiator. Ceiling light point. Opening to:

Kitchen

12' 6" x 9' 7" (3.80m x 2.92m) Sealed unit windows overlooking the rear garden and patio. Wood laminate flooring continued from dining room. Fitted with a range of white Shaker style base and eye level units. Good expanse of roll edge work surfaces, inset with a one and a half bowl drainer sink with mixer tap. Space for cooker. Space and plumbing for washing machine. Space for full height fridge freezer. Tiled splashbacks. Air vent. Ceiling light point. Radiator. Door to side and rear of the property and the guest WC.

Downstairs WC

WC, air vent and ceiling light point. Tiled flooring.

First Floor

Landing

Access to part boarded and insulated loft. Sealed unit window overlooking the side of the property. Ceiling light point. Doors off to Bedrooms One, Two, Three and Bathroom.

Bedroom One

13' 2" x 11' 7" (4.01m x 3.53m) Sealed unit windows overlooking the front of the property. Double radiator. Ceiling light point. Built in cupboard with hanging rail and shelving. Fully carpeted.

Bedroom Two

11' 7" x 8' 8" (3.53m x 2.64m) Sealed unit windows overlooking the rear of the property. Double radiator. Ceiling light point. Built in cupboard with hanging rail and shelf. Vented, built in cupboard with wooden slatted shelving. Fully carpeted.

Bedroom Three

9' 10" x 7' 2" (3.00m x 2.18m) Sealed unit windows overlooking the front of the property. Radiator. Ceiling light point. Vented, built in cupboard housing the Logic boiler. Fully carpeted.

Bathroom

Sealed unit opaque glazed rear aspect window. Fitted with a white suite comprising panel enclosed bath with telephone style shower attachment, pedestal mounted wash hand basin with twin taps, and WC. Radiator. Wall mounted mirrored bathroom cabinet. Extractor. Ceiling light point. Quality tile flooring. Fully tiled walls.

Outside

To The Front Of The Property

Block paved private drive with off street parking for two cars. Planted flower bed. Wood panel fence to one side and hedging to the other. Outside lighting.

To The Side Of The Property

Secure gated access to the front of the property. Two brick built storage sheds, the larger with a sealed unit window. The larger of the two sheds measures 7' x 6' (2.13m x 1.83m). Bin storage space.

To The Rear Of The Property

Lovely south easterly facing garden. Large paved patio ideal for outside dining in the Summer months. Area laid to lawn. Mature planted beds and borders. Pathway to the end of the garden. Wooden panel fence surrounds.



Approximate Gross Internal Area
 Ground Floor = 41.7 sq m / 449 sq ft
 First Floor = 42.6 sq m / 458 sq ft
 Sheds = 5.2 sq m / 56 sq ft
 Total = 89.5 sq m / 963 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
 © CJ Property Marketing 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+)	A		
(81-91)	B		87
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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