

rodgers
estate agents



High Street
Harefield, Middlesex, UB9 6BZ



Offers in Region of £410,000 Freehold

Rodgers Estate Agents are delighted to offer for sale this superb two double bedroom period house, being sold with NO ONWARD CHAIN. The house still retains many period features including fireplaces and is situated in a convenient location, being just moments walk to the local Harefield shops, schools and the centre of the village. The accommodation comprises of a 25ft long double reception room, modern fitted kitchen, two double bedrooms and bathroom with a feature freestanding roll top bath. The property also benefits from a rear garden and small front garden. Other benefits include double glazing and gas central heating. A viewing is highly recommended, please contact the Harefield office to arrange a viewing.

Entrance

Front door with double glazed opaque panel leading to the double reception room.

Double Reception Room

25' 6" x 11' 8" (7.77m x 3.56m) Double glazed front aspect bay window. Double glazed rear aspect window. Feature fireplace with ornate wooden surround and mantle with built in mirror and stone hearth. Carpet. Two radiators. Carpeted stairs leading to the first floor. Door to the kitchen.

Modern Fitted Kitchen

13' 6" x 6' 11" (4.11m x 2.11m) Double glazed side aspect windows and double glazed rear aspect window. Side aspect door with double glazed opaque panel leading to the rear garden. Range of wall and base units. Fitted cooker with gas hob and extractor above. Ceramic sink unit. Fitted fridge, freezer and washing machine. Wooden flooring. Part tiled walls. Wall mounted boiler.

First Floor Landing

Carpet. Doors to the bedrooms.

Bedroom One

11' 9" x 11' 9" (3.58m x 3.58m) Double glazed front aspect window. Built in wardrobes. Carpet and radiator.

Bedroom Two

11' 8" x 8' 8" (3.56m x 2.64m) Double glazed rear aspect window. Feature fireplace. Carpet and radiator. Loft access hatch. Door to the bathroom.

Bathroom

Double glazed side aspect opaque window. Feature freestanding roll top bath. Pedestal hand wash basin. Low level WC. Part wood panelled walls. Radiator.

Front Garden

Small front garden with pathway leading to the front door.

Rear Garden

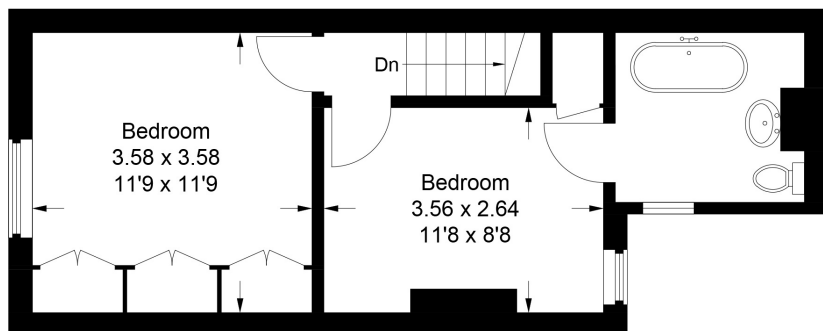
Mainly lawn rear garden with patio area. Rear access gate.

Council Tax

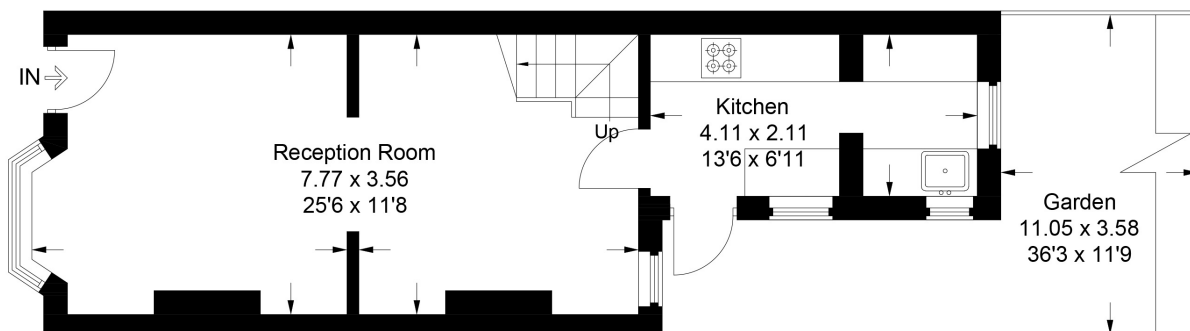
The property is council tax band D, London Borough of Hillingdon.



Approximate Gross Internal Area
 Ground Floor = 35.4 sq m / 381 sq ft
 First Floor = 31.2 sq m / 336 sq ft
 Total = 66.6 sq m / 717 sq ft



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		86
(69-80) C		
(55-68) D	62	
(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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