Park Lane

Harefield, Middlesex, UB9 6BL

£365,000 Freehold

An end of terrace character cottage conveniently located within a short level walk of Harefield Village, shops, local amenities with a range of schools for all ages nearby. The property is in need of some updating and modernisation but offers any potential buyer wonderful potential to update and modernise to their own standards. The accommodation on the ground floor comprises of a through lounge/ dining room, kitchen and shower room. On the first floor there are three bedrooms. Further features include gas central heating, double glazing and a 40' rear garden. N.B There is also a garage in a block that is available to purchase for an additional sum of £25,000. No upper chain..

Lounge

14' 4" max x 11' 7" (4.37m x 3.53m) UPVC front door. Feature double glazed bay window over looking front aspect. Coved ceiling. Laminate flooring. Radiator. Door to:

Dining Room

11' 11" x 11' 6" (3.63m x 3.51m) Radiator. Double glazed window over looking rear aspect. Laminate flooring. Cupboard with shelving and cupboard housing electric consumer unit. Stairs leading to first floor and landing. Small under stairs cupboard. Door to:

Kitchen

7' 11" x 7' 2" (2.41m x 2.18m) Fitted with white high gloss wall and base units. Granite effect work surface with tiled splashback. Stainless steel sink unit with mixer tap and drainer. Built in oven. Fitted four ring electric hob with extractor hood over. Space for slim line dishwasher, washing machine and upright fridge/ freezer. Tiled floor. Double glazed window over looking side aspect. UPVC casement door with double glazed opaque glass insets leading to side and rear. Door to:

Shower room

7' 2" x 5' 2" (2.18m x 1.57m) Fully tiled with a white suite incorporating a walk in shower, w.c and wash hand basin with mixer tap. Heated chrome towel rail. Expel air. Tiled floor. Opaque double glazed window over looking rear aspect.

First Floor

Landing

Access to loft.

Bedroom 1

11' 11" x 11' 5" (3.63m x 3.48m) Two ranges of fitted wardrobes.Laminate flooring. Radiator. Double glazed window over looking front aspect.

Bedroom 2

13' 8" x 7' 4" (4.17m x 2.24m) Two fitted wardrobes. Radiator. WAll mounted central heating boiler unit. Double glazed window over looking rear aspect.

Bedroom 3

12' 0" x 6' 2" (3.66m x 1.88m) Radiator. Double glazed window over looking rear aspect.

Outside

To The Front

Small garden area with picket fence. Storm porch with tiled step.

To The Rear

Circa 40' rear garden part laid to lawn with wooden fence boundaries. Concrete area. Outside tap. Pedestrian side access.
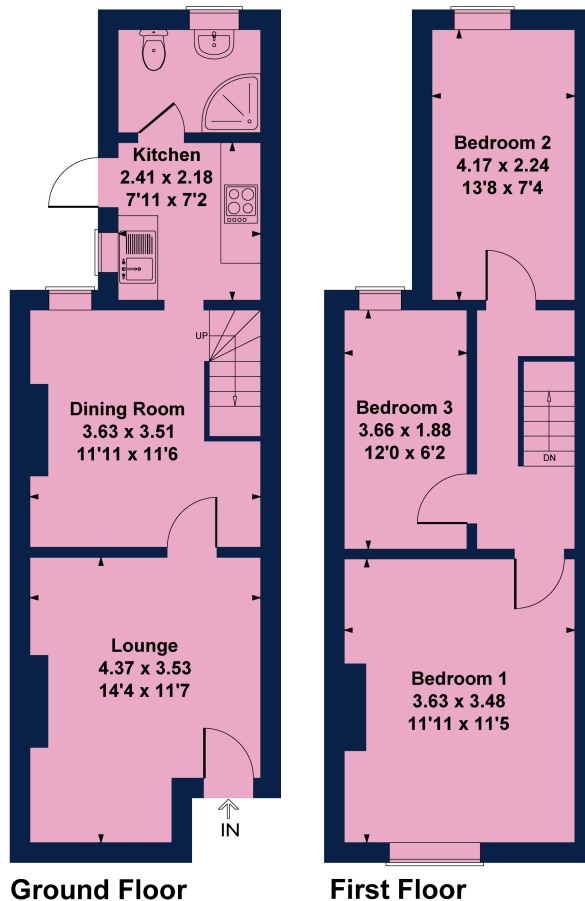
Garage

A single garage in a block is available to purchase for an additional sum of £25,000.

40 Park Lane

Approximate Gross Internal Area
Ground Floor = 36.8 sq m / 396 sq ft
First Floor = 38.1 sq m / 411 sq ft
Total = 74.9 sq m / 807 sq ft

Kitchen
2.41 x 2.18
7'11 x 7'2

Bedroom 2
4.17 x 2.24
13'8 x 7'4

UP

Dining Room
3.63 x 3.51
11'11 x 11'6

Bedroom 3
3.66 x 1.88
12'0 x 6'2

DN

Lounge
4.37 x 3.53
14'4 x 11'7

Bedroom 1
3.63 x 3.48
11'11 x 11'5

IN

Ground Floor

First Floor

Not to Scale. Produced by The Plan Portal 2025
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) **A**		
(81-91) **B**		84
(69-80) **C**		
(55-68) **D**	55	
(39-54) **E**		
(21-38) **F**		
(1-20) **G**		
Not energy efficient - higher running costs		

England, Scotland & Wales   EU Directive 2002/91/EC

For further information or an appointment to view please call: **Harefield** 01895 823333 **Market Place** 01753 880333