

rodgers
estate agents



Park Lane
Harefield, Middlesex, UB9 6BJ



£365,000 Freehold

UNEXPECTEDLY REAVAILABLE. A spacious three bedroom mid terrace cottage located just minutes from the Village Centre, its shops, amenities and schools. The accommodation comprises an open plan lounge/diner with exposed brick wall and fireplace, a small kitchen, a downstairs bathroom and three bedrooms on the first floor. Outside the back door is a covered side way with gated access to the rear. The property is in need of refurbishment throughout but does already have central heating and double glazing. Outside the property is a small garden area to the front and a good size, south facing garden to the rear. Priced to sell and brought to the market with **NO ONWARD CHAIN**.

Ground Floor

Entrance

Entrance via half opaque glazed wooden front door, leading to:

Living/Dining Room

26' 5" x 11' 7" (8.07m x 3.54m).

Double aspect with sealed unit windows overlooking the front of the property and the rear of the property. Exposed brick wall inset with a brick fireplace. Two ceiling light points. Two radiators. Coved cornice. Dado rail in living area. Built in cupboard housing electric meter. Built in storage cupboards. Wood panelled wall, and wood panelled stairs rising from the dining area to the first floor and landing. Opening to:

Kitchen

7' 11" x 7' 5" (2.42m x 2.25m).

Fitted with a range of base and eye level units. Expanse of roll edge work surfaces inset with an electric oven with gas hob over and extractor hood above. Also inset with a single bowl drainer sink with chrome mixer tap. Sealed unit windows overlooking the side of the property. Tiled floor. Ceiling light point. Radiator. Half opaque glazed door leading to the side and rear of the property. Sliding door to:

Bathroom

Fitted with a suite comprising panel enclosed bath with taps, vanity unit mounted wash hand basin with chrome mixer tap and cupboards beneath, and WC. Tiled walls and floor. Ceiling light point. Radiator. Wall mounted bathroom cabinet with mirrored doors. Wall mounted, cupboard enclosed boiler. Expel Air. Opaque glazed rear aspect window.

Covered Sideway

Outside area to the side of the kitchen, accessed via the back door. Perspex roof and side. Tiled floor. Ceiling light point. Outside tap and sockets. Secure access to the rear. Ideal utility area.

First Floor

Landing

11' 11" x 11' 8" (3.64m x 3.55m). Spacious bedroom with sealed unit windows overlooking the front of the property. Radiator. Ceiling light point. Access to loft. Filled in borrowed light to Bedroom Three.

Bedroom One

11' 11" x 11' 8" (3.64m x 3.55m). Spacious bedroom with sealed unit windows overlooking the front of the property. Radiator. Laminate flooring. Ceiling light point. Open front wardrobe.

Bedroom Two

13' 7" x 7' 2" (4.13m x 2.18m). Sealed unit windows overlooking the rear garden. Radiator. Ceiling light point. Open front wardrobe.

Bedroom Three

11' 11" x 6' 4" (3.63m x 1.92m). Sealed unit windows overlooking the the rear garden. Radiator. Ceiling light point. Laminate flooring. Filled in borrowed light to landing.

Outside And Gardens

To The Front Of The Property

Small frontage with some planting. Low level brick wall frontage. Path to front door.

To The Rear Of The Property

Long rear garden with patio and lawned areas. Wooden panel fence surrounds. Gated terrace walkway and access to the covered sideways. Metal storage shed.

Council Tax

London Borough of Hillingdon, Band D. £1,863.91 for two or more adults.

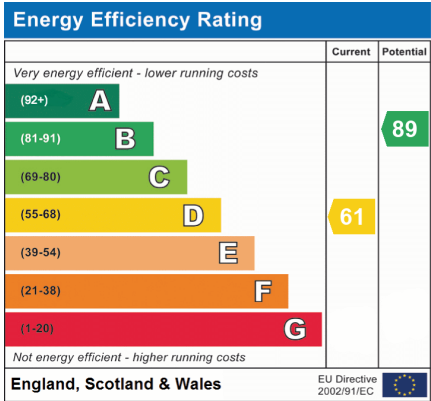




Important Notice: Rodgers Estate Agents give notice that their solicitors and any joint agents give notice that:

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.



30 Market Place
Chalfont St Peter
Buckinghamshire
SL9 9DU

5 Park Lane
Harefield
Middlesex
UB9 6BJ

csp@roddersestates.com harefield@roddersestates.com