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**Dellside**  
Harefield, Middlesex, UB9 6AX



## £475,000 Freehold

A beautifully presented mid terrace property with a cottage style exterior but showcasing a modern, stylish interior with updated electrics boasting LED lighting, USB points in around 50% of the sockets, blue toothed exterior lighting and updated plumbing throughout, with under floor heating on the ground floor and in the bathroom. Having been completely renovated, this lovely property features a stunning, double aspect open plan kitchen/diner/living room with the kitchen area boasting curved edge high gloss base and eye level units. The accommodation additionally comprises an entrance hallway, a guest cloakroom, three bedrooms and a modern, beautifully fitted bathroom. Outside to the rear is a sun trap courtyard style rear garden with a pedestrian gate leading to the road access to The Dell, and to the front is a further garden area with mature planting and pedestrian gate to the foot path and protected woodlands beyond. Situated close to the Village Centre with all of its amenities, very well located for local shops, a local park, Harefield's picturesque lakes and canal, and ideally placed for access to Denham Chiltern Line Station with its fast trains into London Marylebone. Viewings are highly recommended to fully appreciate everything that this stylish property has to offer. Brought to the market with **NO ONWARD CHAIN**.

### Entrance

Entrance via sealed unit front door with opaque glazed panels inset, leading to:

### Entrance Hall

Adjustable spotlights to ceiling. Smoke alarm. Radiator. Engineered wood flooring. Carpeted turning staircase leading to first floor and landing. Part glazed door to:

### Living/Dining Room/Kitchen

21' 11" x 13' 7" (6.69m x 4.14m)

Stunning double aspect open plan living/dining room and Kitchen with sealed unit windows overlooking the front of the property and the rear garden. Under floor heating. Two TV points. Broadband point. Engineered wood flooring throughout the ground floor. Downlighters. Smoke alarm. Wall mounted under floor heating thermostat. Door off to guest cloakroom. Door to large walk-in pantry which also houses the gas meter, the electricity meter, and the consumer unit and boasts lighting, tiled flooring and a charging socket. Sealed unit door with opaque glass panels inset, leading to the rear garden.

### Kitchen Area

The kitchen area is fitted with an extensive range of curved, soft closing base and eye level units. Good expanse of Zenith work surfaces, with matching splashbacks and windowsill, and inset with a single bowl drainer sink with chrome mixer tap. Also inset with a Neff four ring induction hob, with Neff electric oven below and Neff extractor hood above, and glass splashback. Space and plumbing for washing machine and space for full height fridge/freezer.

### Guest Cloakroom

Beautifully fitted with a low level WC and corner unit mounted wash hand basin with chrome mixer tap. Wall mounted Worcester boiler. Downlighters. Towel rail. Smoke/CO2 alarm. Tiled flooring. Sealed unit opaque glazed rear aspect windows.

## First Floor and Landing

Fully carpeted. Wall mounted central heating thermostat. Access to boarded and insulated loft, with light and ladder. Wall mounted mirror. Adjustable spotlights to ceiling. Smoke alarm. Doors off to Bedrooms One, Two, Three and Bathroom.

## Bedroom One

12' 11" x 9' 11" (3.94m x 3.02m)

Sealed unit windows overlooking the front of the property with views over The Dell. Four wall light points. Fully carpeted. Radiator. Air vent. TV point. Space for free standing triple wardrobe.

## Bedroom Two

9' 9" x 8' 8" (2.97m x 2.64m)

Sealed unit windows overlooking the rear of the property. Fully carpeted. Radiator. Wall mounted under floor heating thermostat for the bathroom. Adjustable spotlights to ceiling.

## Bedroom Three

9' 8" x 6' 6" (2.94m x 1.98m)

Sealed unit windows overlooking the front of the property. Currently used as an office. Fully carpeted. Broadband point. Adjustable spotlights to ceiling. Radiator. Air vent. Picture rail.

## Bathroom

Beautifully fitted with a white suite comprising combination unit with concealed cistern WC with twin flush, inset rectangular sink with chrome mixer tap and vanity unit storage beneath, panel enclosed bath with shower, wall mounted shower controls, chrome mixer tap and glazed screen. Fully tiled walls and floor. Downlighters. Built in storage cupboard with inset shavers point. Wall mounted towel rail. Air vent. Sealed unit opaque glazed windows overlooking the rear of the property.

## Outside And Gardens

### To The Front Of The Property

Lovely cottage style fully paved garden with mature planting, wooden panel fence and hedged surrounds. Pedestrian gate from footpath. Exterior sockets which can be operated from inside or outside the property.

### To The Rear Of The Property

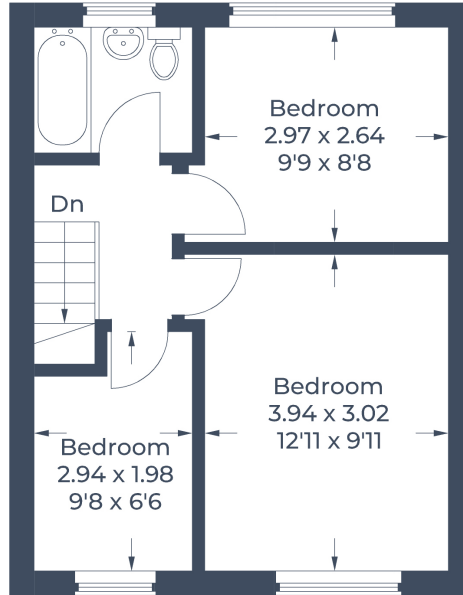
Lovely sunny rear garden with outside lighting which again can be operated externally or from inside the house. Raised beds with mature planting. Area laid with artificial grass. Paved patio area. Wooden panel fence surrounds. Wooden storage shed. Secure gate leading to Dellside.



Approximate Gross Internal Area  
 Ground Floor = 34.4 sq m / 370 sq ft  
 First Floor = 34.2 sq m / 368 sq ft  
 Total = 68.6 sq m / 738 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.  
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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>88</b> |
| (69-80)                                     | <b>C</b> | <b>70</b>               |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

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