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estate agents



**St Marys Road**  
**Harefield, Middlesex, UB9 6AE**





£1,900 pcm

Rodgers Estate Agents are delighted to bring to the market this spacious three double bedroom semi detached house boasting a longer than average rear garden, in excess of 84', and enjoying a sunny aspect, and with off street parking for three cars to the front. With additional accommodation comprising a modern kitchen which is open to a separate dining room which also features patio doors to the rear garden, a large front aspect lounge, and a recently fitted four piece bathroom. Situated in a popular residential location close to local shops, the canal and Harefield's picturesque lakes and countryside walks, within a short drive of Denham Chiltern Line Station with its fast trains into London Marylebone, and within walking distance of the Village Centre, its shops, schools and amenities. With recently upgraded electrics, central heating and double glazing throughout, this lovely property must be seen to fully appreciate everything that it has to offer, both inside and out. Available unfurnished, July 2024.

#### Ground Floor

##### Entrance Hall

Entrance is via a sealed unit front door with opaque glazed decorative panels inset, leading to the Entrance Hall. Radiator. Smoke alarm. Ceiling light point. Wood flooring. Under stairs storage cupboard house consumer unit. Wall mounted alarm console. Carpeted staircase leading to first floor and landing. Fully opaque glazed doors leading to Living Room and to:

##### Kitchen

11' 4" x 7' 4" (3.45m x 2.24m). Fitted kitchen with an extremely good range of gloss grey base and eye level units. Down lighters. Built in cupboard housing the fridge freezer. Washing machine, dishwasher, and tumble dryer. Free standing oven and hob. Good expanse of wood work surfaces, inset with a double bowl drainer sink with chrome mixer tap. Wall mounted Vaillant boiler. Fully tiled walls. Ceramic tile flooring. Double aspect with sealed unit leaded light windows overlooking the side and rear of the property. Opening to:

##### Dining Room

11' 4" x 10' 6" (3.45m x 3.20m). Wood flooring. Adjustable spotlights to ceiling. Radiator. Sealed unit leaded light patio doors opening onto the rear garden.

##### Living Room

14' 0" x 12' 0" (4.26m x 3.65m). Fully carpeted. Adjustable spotlights to ceiling. TV point. Broadband point. Radiator. Sealed unit leaded light bay window overlooking the front of the property.

#### First Floor

##### Landing

Access to part boarded and insulated loft. Adjustable spotlights to ceiling. Carpeting continued from stairs. Sealed unit leaded light window overlooking the side of the property. Smoke alarm. Doors off to Bedrooms One, Two, Three and Bathroom.



### Bedroom One

13' 3" x 10' 9" (4.04m x 3.27m). Fully carpeted. Adjustable spotlights to ceiling. Floor to ceiling fitted wardrobes along one whole wall with hanging rails, shelving, and cupboards over. Built in cupboard. Radiator. Sealed unit leaded light windows overlooking the front of the property.

### Bedroom Two

10' 7" x 9' 5" (3.22m x 2.87m). Fully carpeted. Adjustable spotlights to ceiling. Floor to ceiling fitted mirrored wardrobes along one whole wall with hanging rails, shelving, and cupboards over. Built in side storage cupboard. Radiator. Sealed unit leaded light windows overlooking the rear of the property.

### Bedroom Three

9' 5" x 7' 6" (2.88m x 2.28m). Fully carpeted. Adjustable spotlights to ceiling. Built in storage cupboard. Sealed unit leaded light windows overlooking the front of the property.

### Bathroom

Beautifully fitted four piece bathroom incorporating low level WC with twin flush, wall hung wash hand basin with chrome mixer tap, panel enclosed bath with chrome mixer tap and shower attachment, and large walk in shower with glazed doors and oversized shower head. Quality tile flooring and fully tiled walls. Wall mounted mirrored bathroom cabinet with hidden lighting. Downlighters. Two wall mounted heated towel rails. Expel air. Double aspect with sealed unit opaque glazed leaded light windows overlooking the side and rear of the property.

### Outside And Gardens

#### To The Rear Of The Property

84' 0" x 20' 11" (25.60m x 6.38m). Longer than average rear garden with paved patio area and steps to further paved patio. Central area laid to lawn with paved footpaths either side, leading to the end of the garden and shed. Wooden panel fence surrounds. Outside tap. Outside lighting. Secure gated access to the front of the property.

### Shed

9' 3" x 7' 2" (2.82m x 2.18m).  
Storage shed at the end of the garden.

### Store 1

7' 5" x 5' 3" (2.25m x 1.60m).  
Large store, currently housing gardener's WC which is not connected, together with further storage. With power.

### Store 2

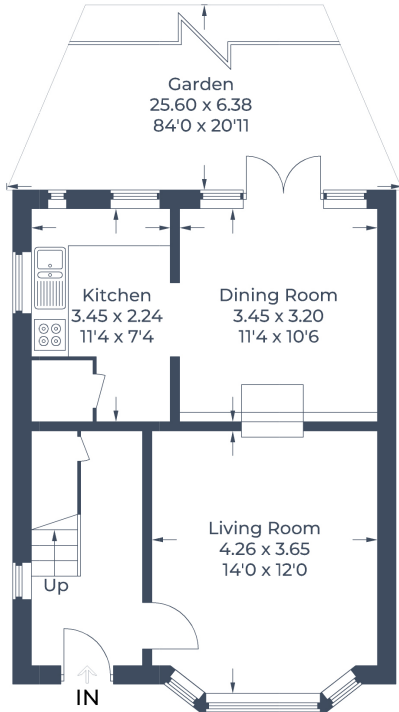
7' 3" x 5' 3" (2.20m x 1.60m).  
Further storage area with power.

### To The Front Of The Property

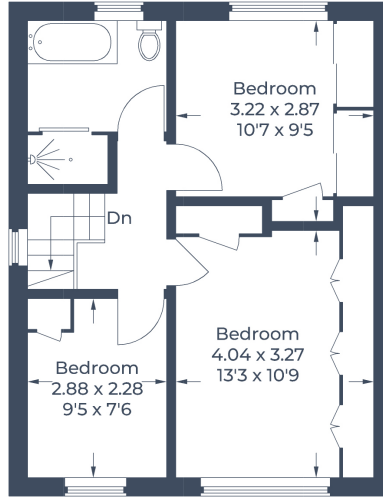
Large open frontage with off street parking for three cars on a private block paved drive. Steps up to front door and to secure gated access to the side and rear of the property. Wooden panel fencing to each side with raised borders currently with slate chippings. Outside lighting.



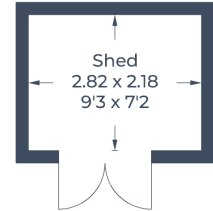
Approximate Gross Internal Area  
 Ground Floor = 42.8 sq m / 461 sq ft  
 First Floor = 41.4 sq m / 446 sq ft  
 Store / Shed = 15.9 sq m / 171 sq ft  
 Total = 100.1 sq m / 1,078 sq ft



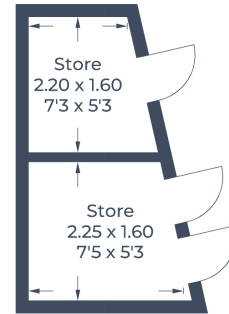
**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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>84</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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