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**Anderson Close**  
Harefield, Middlesex, UB9 6HF



£1,650 pcm

A modern two-bedroom terraced house with gardens front and rear, and set in a popular residential location within walking distance of Harefield Village Centre, its shops, schools and amenities, and is very well located for access to the M25, M40 and onward motorway links, and for Denham Chiltern Line Station with its fast trains into London Marylebone. The property comprises, on the ground floor, an entrance hall, front aspect kitchen, lounge/dining room and a very good size conservatory opening onto the lovely rear garden. On the first floor are two double bedrooms and a modern bathroom. The property benefits from a long front garden and parking is on street and in front of the garage (garage not available for use). Bought to the market UNFURNISHED AND AVAILABLE IMMEDIATELY.

## Ground Floor

### Entrance Porch

Covered entrance porch with storage cupboard housing meters and consumer unit, with light and power. Half leaded light opaque glazed sealed unit front door to leading to hallway.

### Hallway

Spacious hallway with stairs rising to the first floor and landing with storage area under. Fully carpeted. Radiator. Ceiling light point. Smoke alarm. Openings to Lounge and to:

### Kitchen

8' 10" x 5' 9" (2.7m x 1.7m). Sealed unit leaded light window overlooking the front of the property. Well fitted with a range of base and eye level units. Expanse of roll edge work surface inset with a stainless steel single drainer sink unit with mixer tap. Tiled splash backs. Built in Neff oven and grill. Bosch four ring electric hob with a Neff stainless steel extractor above. Integrated Neff fridge freezer with storage above. Integrated washing machine. Part tiled walls. Down lighters. Tiled floor.

### Lounge

13' 11" x 11' 9" (4.2m x 3.6m). Carpeting continued from hallway. Double radiator. TV point. Telephone point. Ceiling light point. Wall mounted central heating thermostat. Rear aspect with double glazed windows and door to:

### Dining Conservatory

9' 0" x 9' 0" (2.8m x 2.7m). A spacious triple aspect conservatory with sealed unit windows, with blinds, and door to rear garden. Centre ceiling light with fan. TV point. Electric radiator.

## First Floor

### Landing

Doors off to Bedrooms One, Two and Bathroom. Access to loft. Smoke alarm. Ceiling light point.

### Bedroom One

11' 9" x 9' 3" (3.6m x 2.8m). Sealed unit leaded light windows overlooking the rear of the property and the rear garden. Built in double wardrobe with dressing table unit, wall mirror and overhead storage cupboard. Radiator. Wood laminate flooring. Telephone point. TV point. Ceiling light point.

### Bedroom Two

8' 9" x 8' 6" (2.7m x 2.6m). Sealed unit leaded light Oriel window overlooking the front of the property. Fully carpeted. Large airing/storage cupboard with hanging rail and shelving and housing the boiler and immersion tank. Radiator. Ceiling light point.

### Bathroom

Fitted with a white suite comprising panel enclosed bath with a Triton shower unit, twin taps and fully tiled surrounds, concealed cistern low level WC, and pedestal mounted wash hand basin with mixer tap. Part tiled walls. Extractor fan. Wood laminate flooring. Heated towel rail. Wall mounted mirror with light. Wall mounted bathroom cabinet.

## Outside

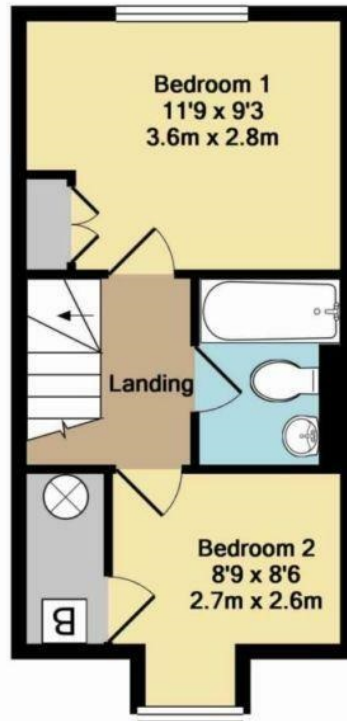
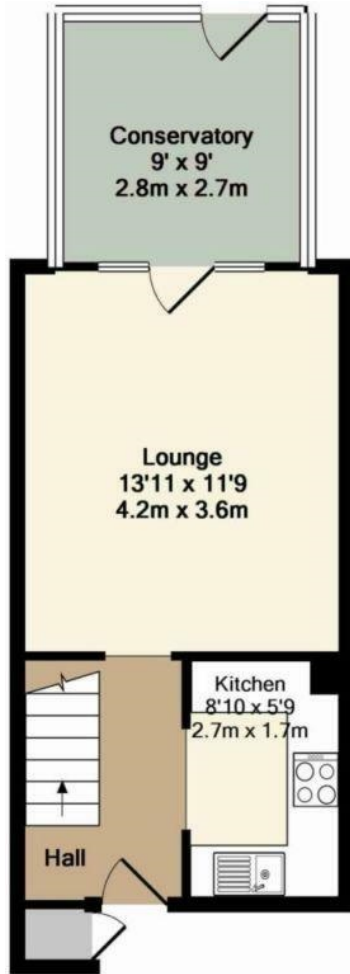
### To The Front Of The Property

Long front garden laid to lawn, with flower beds, part borders and central pathway to front door. Outside tap.

### To The Rear Of The Property

A pretty, private rear garden with paved patio area to the rear, with established beds and borders and a good expanse of lawn with stepping stone pathway. Wooden panel fence surrounds. There is also rear access leading to the garage area. The garage is not available for use but parking for one car is available in front of it.





GROUND FLOOR  
APPROX. FLOOR  
AREA 353 SQ.FT.  
(32.8 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 270 SQ.FT.  
(25.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 623 SQ.FT. (57.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



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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>		
(55-68)	<b>D</b>	<b>57</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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