



Hall Drive
Harefield, , UB9 6LA



£435,000

Situated in a sought after quiet cul-de-sac, a semi-detached bungalow within easy walking distance of the village centre with all its amenities. Although in need of some modernisation and updating, the property has great scope to extend, subject to the usual planning permissions. The accommodation comprises of an entrance hall, sitting room, kitchen, two bedrooms and a bathroom. Further features include gas central heating, double glazing, off street parking, a delightful rear garden and a garage.

Entrance Hall

Upvc double glazed inset door facing side aspect. Radiator

Bedroom/ Reception

9'4" x 7'9" (2.84m x 2.36m) Double glazed windows over looking front aspect. Radiator.

Living Room

17'4" x 12'3" (5.28m x 3.73m) Fireplace with stone mantle brick inset. Incorporated shelf. Double glazed windows over looking front aspect. Radiator.

Bedroom

12'5" x 10'10" (3.78m x 3.50m) Double glazed window overlooking rear aspect. Radiator.

Bathroom

In cooperating bath. Wash hand basin. Wc. Laminate flooring. Opaque double glazed window over looking side aspect. Radiator.

Kitchen

9'11" x 9'1" (3.02m x 2.77m) Built in work surfaces. Built in overhead cupboards. One and a half bowl sink unit with mixer tap. Four ring electric Hob. Door leading to rear garden

Outside

Driveway

Brick paved driveway.

Garage

Good space for storage or space for one car.

Rear Garden

Mainly stone paved, with wooden fence boundary and wire mesh fencing.

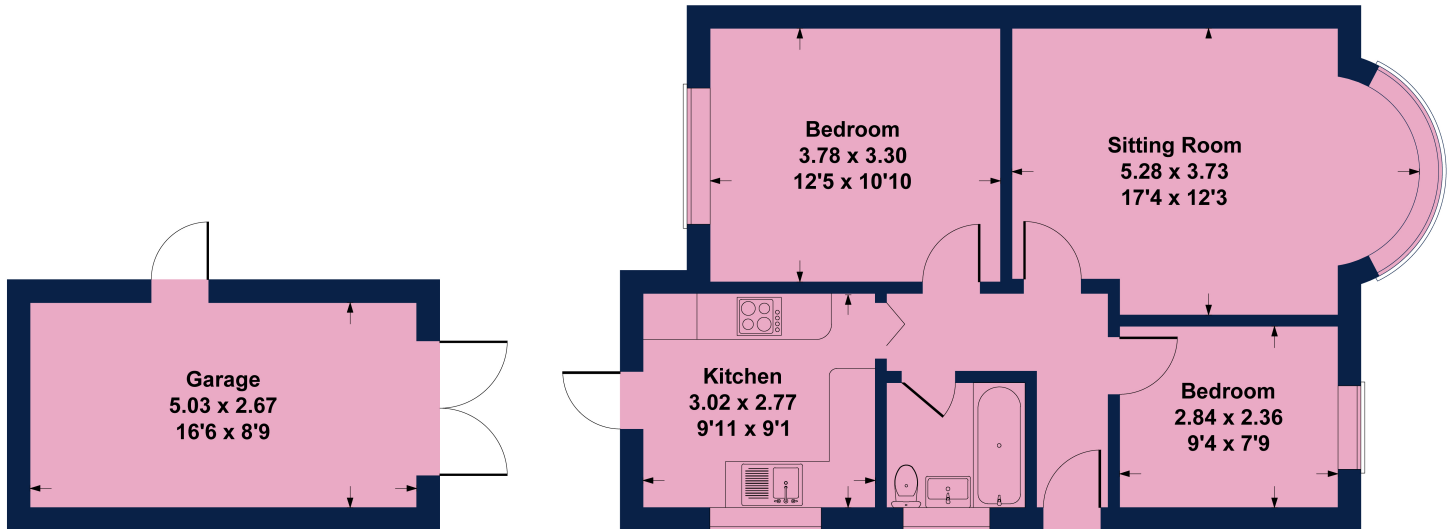
Front Garden

Mainly laid to lawn with bushes and small hedge boundary accompanied by a brick fencing.



Hall Drive

Approximate Gross Internal Area
Ground Floor = 55.3 sq m / 595 sq ft
Garage = 13.4 sq m / 144 sq ft
Total = 68.7 sq m / 739 sq ft



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

30 Market Place
Chalfont St Peter
Buckinghamshire
SL9 9DU

5 Park Lane
Harefield
Middlesex
UB9 6BJ

csp@rodgersstates.com

harefield@rodgersstates.com

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