

rodgers
estate agents



Vernon Drive
Harefield, Middlesex, UB9 6EG



£495,000 Freehold

A spacious three bedroom end of terrace house situated in a popular residential area, literally two minutes from the Village Centre and Village Green, and ideally placed for all shops, amenities, schools and Harefield Hospital. Bought to the market with NO ONWARD CHAIN, this recently renovated and redecorated family home features new carpets throughout, a newly fitted bathroom, and a newly fitted guest cloakroom. The accommodation comprises a large front aspect lounge, a large, modern fitted kitchen/diner, a guest cloakroom, three bedrooms, and a family bathroom. Outside to the rear is a good size garden with gated side access and to the front is off street parking for two cars, with the Village Green just a couple of yards away. Viewings are highly recommended.

Ground Floor

Entrance

Covered entrance via fully opaque glazed sealed unit front door.

Lounge

16' 5" x 13' 11" (5.00m x 4.24m)
Spacious lounge with sealed unit windows overlooking the front of the property. Wood laminate flooring. Adjustable spotlights to ceiling. Coved cornice. Radiator. Wall mounted consumer unit. TV point. Telephone point. Broadband point. Opening to fully carpeted staircase rising to first floor and landing. Ceiling light point. Sealed unit opaque glazed front aspect window. Opening to:

Kitchen/Diner

12' 10" x 9' 4" (3.91m x 2.84m) Wood laminate flooring continued from Lounge. Ample roll edge work surfaces with matching breakfast/dining bar, inset with a single bowl drainer sink with chrome mixer tap. Also inset with a four ring gas hob with electric oven below and stainless steel extractor hood over. Tiled splash backs. Fitted with a range of wood effect base and eye level units. Radiator. Space for full height fridge freezer. Two ceiling light points. Smoke alarm. Coved cornice. Sealed unit windows overlooking the rear garden. Sealed unit glazed door leading to rear garden. Door to:

Downstairs Cloakroom

Newly fitted guest cloakroom with enclosed cistern combined wash hand basin and WC unit. Ceiling light point. Radiator. Wall mounted Main combi boiler. Fully tiled walls. CO2 alarm. Extractor. Space and plumbing for washing machine. Sealed unit opaque glazed rear aspect window. Wall mounted towel rails.

First Floor

Landing

Access to part boarded and insulated loft. Ceiling light point. New carpeting continued from stairs to the landing. Doors off to Bedrooms One, Two, Three and Bathroom.

Bedroom One

16' 5" x 9' 2" (5.00m x 2.79m) Two sets of sealed unit windows overlooking the front of the property. Telephone point. Radiator. Ceiling light point. Newly carpeted. Borrowed light from staircase.

Bedroom Two

9' 10" x 9' 5" (3.00m x 2.87m) Sealed unit windows overlooking the rear of the property. Ceiling light point. Radiator. Newly carpeted.

Bedroom Three

9' 7" x 6' 1" (2.92m x 1.85m) Opaque glazed side aspect sealed unit window. Radiator. Ceiling light point. Newly carpeted.

Family Bathroom

Newly fitted bathroom comprising vanity unit mounted square wash hand basin with mixer tap, enclosed cistern WC with twin flush, and panel enclosed bath with shower attachment and mixer tap. Fully tiled walls around the bath, part tiled walls elsewhere. Heated towel rail. Wood laminate flooring. Wall mounted mirror. Ceiling light point. Sealed unit opaque glazed rear aspect window.

Outside

To The Front Of The Property

Shingled drive with off street parking for two cars. Access to the rear of the property with secure gate.

To The Rear Of The Property

Decked patio area. Brick wall and wooden panel fence surrounds. Area of lawn. Stepping stone pathway. Central paved area. Secure gated access to the front of the property. Outside tap. Large storage shed/workshop at the end of the garden with power and light. Mature planting.



Approximate Gross Internal Area
 Ground Floor = 37.2 sq m / 400 sq ft
 First Floor = 36.0 sq m / 387 sq ft
 Total = 73.2 sq m / 787 sq ft

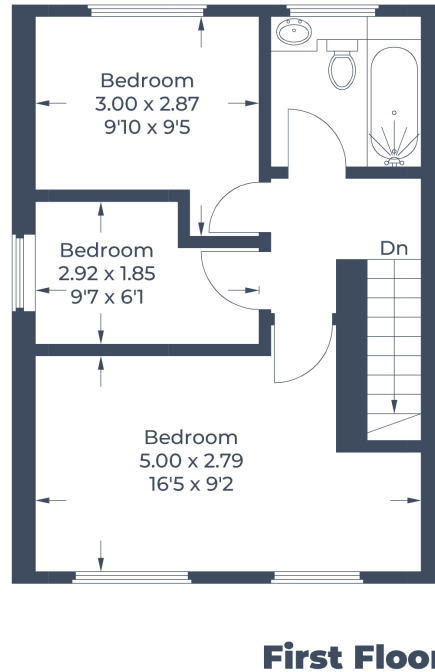
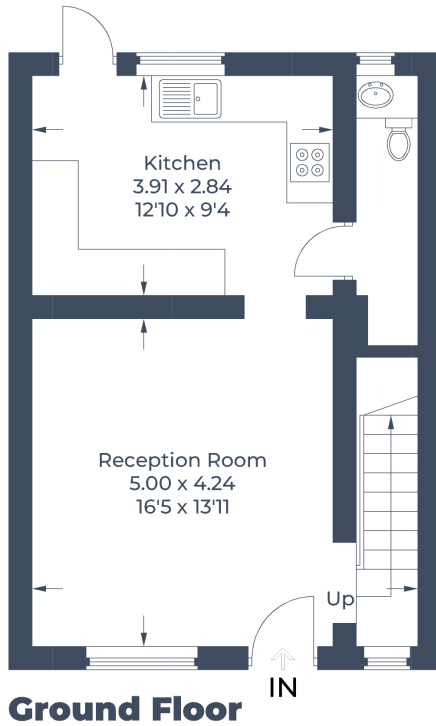


Illustration for identification purposes only,
 measurements are approximate, not to scale.
 © CJ Property Marketing Produced for Rodgers



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		87
(69-80)	C		
(55-68)	D	68	
(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