

rodgers
estate agents



St Marys Road
Harefield, Middlesex, UB9 6AE



£520,000 Freehold

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, and scope to extend, subject to the usual planning consents, this lovely property must be seen to fully appreciate everything that it has to offer, both inside and out.

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 currently housing the fridge freezer. Space and plumbing for washing machine, dishwasher, and tumble dryer. Space for cooker. 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

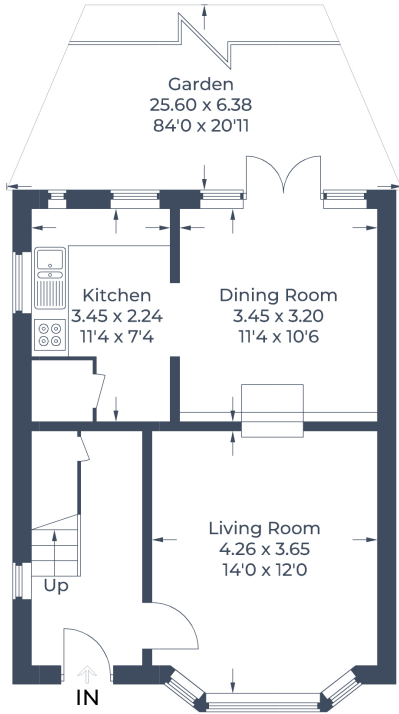
7' 3" x 5' 3" (2.20m x 1.60m). Further storage area with power.

To The Front Of The Property

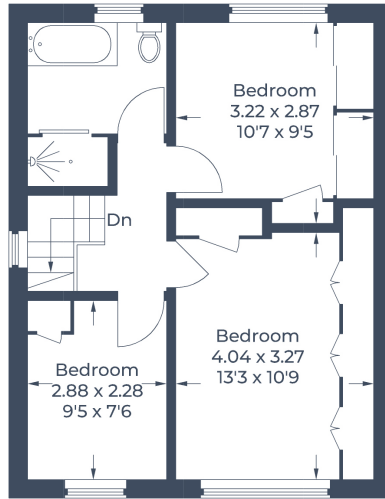
Large open frontage with off street parking for three cars on a private block paved drive. Steps up to front door and to secure gated access to the side and rear of the property. Wooden panel fencing to each side with raised borders currently with slate chippings. Outside lighting.



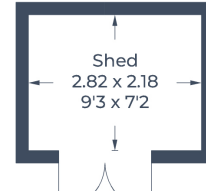
Approximate Gross Internal Area
 Ground Floor = 42.8 sq m / 461 sq ft
 First Floor = 41.4 sq m / 446 sq ft
 Store / Shed = 15.9 sq m / 171 sq ft
 Total = 100.1 sq m / 1,078 sq ft



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.
 © 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 | | 84 |
| (69-80) | C | 70 | |
| (55-68) | D | | |
| (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