

rodgers
estate agents



Hall Drive
Harefield, , UB9 6LA



£450,000

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.

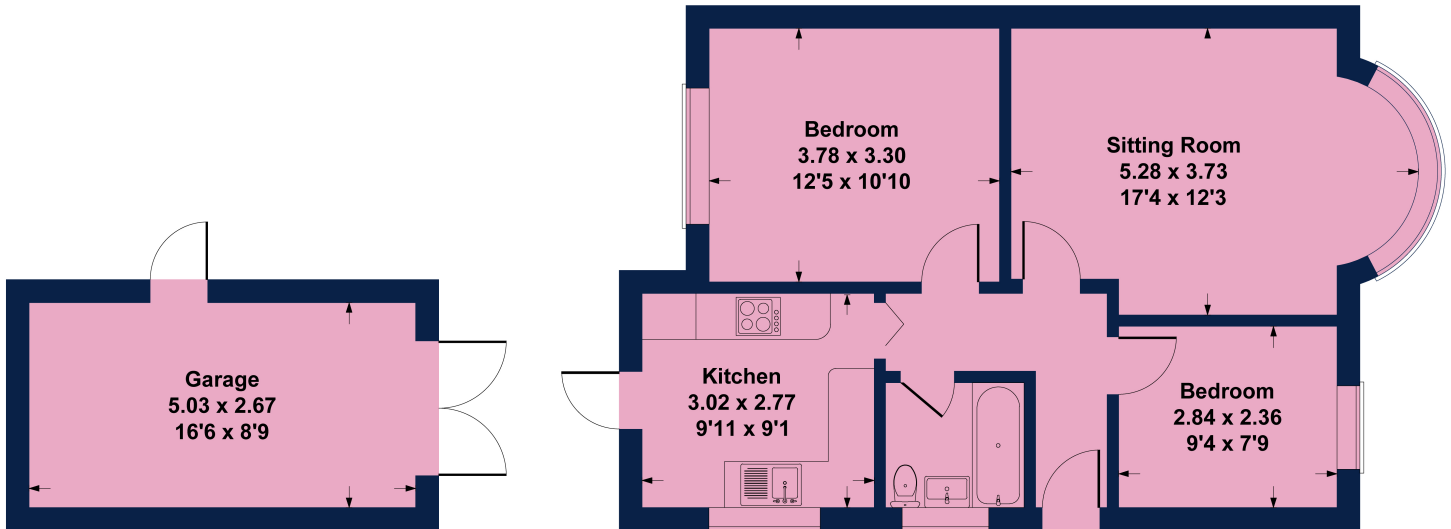
Front Garden

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
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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	

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