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Broadwater Gardens
Harefield, Middlesex, UB9 6AL



£350,000 Freehold

In need of total modernisation and updating, a spacious two double bedroom semi-detached house, situated in a popular residential location close to Harefield's picturesque lakes and Canal. With additional accommodation comprising a hallway, lounge, kitchen, sunroom bathroom and separate WC. The house has scope to extend, subject to the planning usual planning permissions, to both the rear and into the loft and would suit anyone looking for a project or something to stamp their own mark on. The property benefits from gardens to the front and rear, the front offering potential for off street parking, subject to planning and the rear enjoying a lovely south-easterly aspect. The location is excellent being within walking distance of the Village Centre, its shops, schools and amenities, close to local shops, a park, the Canal and lakes, and ideally placed for Denham Chiltern Line Station with its fast trains into London. To complete the picture, it is offered to the market with no onward chain.

Entrance Hall

Wooden door with opaque glass inset. Return staircase leading to first floor and landing. Radiator. Window looking into sun room.

Lounge

16' 6" x 10' 9" (5.03m x 3.28m) Fireplace. Radiator. Two windows over looking front aspect.

Kitchen

11' 10" x 10' 1" (3.61m x 3.07m) Fitted with base units. Work surface. Stainless steel sink unit with drainer. Space for cooker and fridge/ freezer. Plumbed for washing machine. Wall mounted central heating boiler unit. Cupboard housing electric meter. Radiator. Two windows looking into sun room. Sliding double glazed patio doors leading into:

Sun Room

11' 7" x 7' 1" (3.53m x 2.16m) Double glazed windows overlooking rear garden. Sliding patio doors leading to rear garden.

First Floor

Landing

Access to loft. Window over looking side aspect.

Bedroom 1

13' 4" x 10' 2" (4.06m x 3.10m) "L" shaped with two built in wardrobe. Airing cupboard. Radiator. Windows over looking rear aspect.

Bedroom 2

10' 9" x 10' 1" (3.28m x 3.07m) Built in wardrobe. Radiator. Window over looking front aspect.

Bathroom

White suite incorporating bath and wash hand basin. Radiator. Opaque window over looking side aspect.

Seperate W.C

Opaque window over looking side aspect.

Outside

To The Front

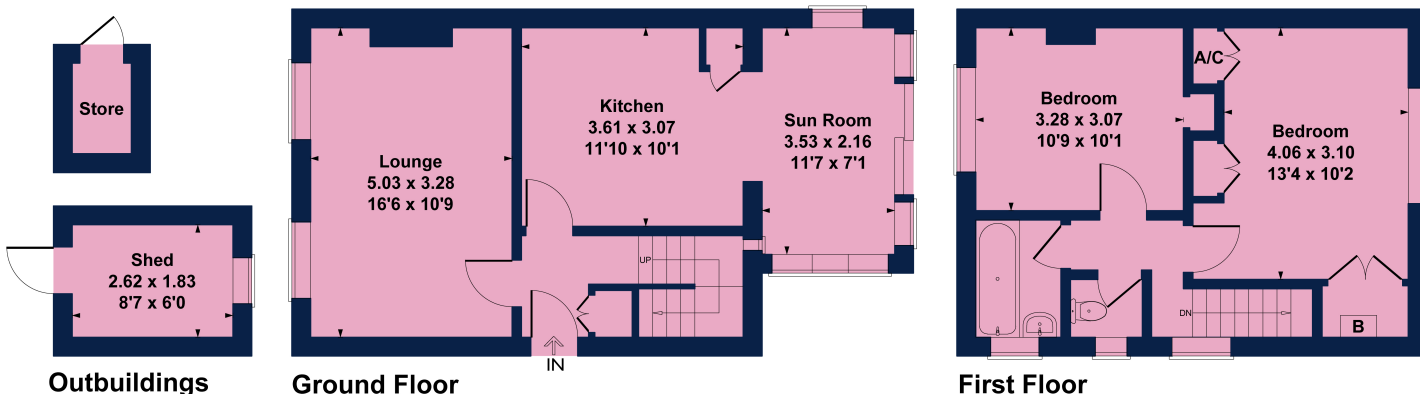
Garden mainly laid to lawn with hedge and brick wall boundaries. Pathway leading to front door.

To The Rear

Garden mainly laid to lawn with hedge boundaries. Wooden garden shed. Two brick built storage sheds.. Pedestrian side access with wooden gate.

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Approximate Gross Internal Area
Ground Floor = 44.5 sq m / 479 sq ft
First Floor = 35.3 sq m / 381 sq ft
Outbuildings = 6.2 sq m / 67 sq ft
Total = 86.0 sq m / 927 sq ft



Not to Scale. Produced by The Plan Portal 2025
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