

rodgers  
estate agents



**Park Lane**  
Harefield, Middlesex, UB9 6BJ



## £469,950 Freehold

**VIEWINGS FROM 24TH AUGUST 2024.** Rodgers Estate Agents are delighted to bring this beautifully presented three bedroom terraced house to the market. The current owners have completely renovated this property, including the stunning kitchen and well appointed bathroom. The property boasts a wonderful open plan lounge/dining room featuring solid wood flooring throughout and a built in log burner. The shaker style kitchen and butler style sink maintain the character within this lovely property whilst providing the modernity required by the discerning purchaser. With direct access from the kitchen is an enclosed utility area with a porcelain tiled floor and sealed unit door, leading to the stunning patio area where the porcelain tiling is continued, bringing the outside in. As well as the patio area, the property benefits from a beautiful and good size south facing rear garden. Accompanied viewings of this stunning property are highly recommended. Situated within a very short walk of the Village Centre, shops, schools and amenities.

### Entrance

Entrance via sealed unit door with decorative glazed panel inset. Leading into the open plan Lounge/Dining Room.

### Lounge/Dining Room

20' 2" x 11' 8" (6.15m x 3.55m)  
Double aspect with a sealed unit bow window overlooking the front of the property and sealed unit windows overlooking the side and rear of the property, both fitted with beautiful plantation shutter blinds. Feature hole in the wall fire place with brick surround and granite hearth, inset with a wonderful wood burning stove. Solid wood flooring throughout. Two wall light points. Two ceiling light points. TV point. Telephone point. Broadband point. Radiator. Fully carpeted staircase, with banister rail and spindles, rising to First Floor and Landing. Fitted under stairs storage cupboard. Coved cornice. Smoke alarm. Open to Kitchen.

### Kitchen

13' 8" x 11' 8" (4.17m x 3.55m)  
Fitted with a range of shaker style base and eye level units. Good expanse of wood roll edge work surfaces and wood splash backs, inset with a single bowl Butler style drainer sink, with chrome mixer tap. Also inset with a five ring gas hob with stainless steel splash back, and with built in Beko stainless steel extractor hood above and integrated Indesit stainless steel electric oven beneath. Integrated fridge freezer. Integrated dish washer. Adjustable spotlights to ceiling. Solid wood flooring continued from Lounge/Dining Room. Sealed unit windows overlooking the side and rear of the property. Door to Bathroom. Sealed unit half opaque glazed door opening into the Utility Area.

## Bathroom

Beautifully fitted with a modern white suite comprising low level WC with twin flush, vanity unit mounted wash hand basin with drawers beneath, and chrome mixer tap. P shaped panel enclosed bath with shower screen and shower with oversized head. Fully tiled walls. Quality tile flooring. Expel Air. Shavers only point. Adjustable spotlights to ceiling. Opaque glazed sealed unit rear aspect window.

## Utility Room

Space and plumbing for washer/dryer. Porcelain tiled floor and walls. Radiator. Roof Lantern. Downlighters. Half glazed sealed unit door leading to the wonderful patio area where the porcelain tile flooring is continued, and onward into the rear garden.

## First Floor And Landing

Fully carpeted landing with banister rail and spindles. Access to part boarded and part insulated loft. Smoke alarm. Ceiling light point. Doors leading to Bedrooms One, Two and Three.

### Bedroom One

11' 11" x 11' 8" (3.63m x 3.55m).

Sealed unit windows overlooking the front of the property. Radiator. Fully carpeted. TV point. Ceiling light point.

### Bedroom Two

14' 5" x 7' 3" (4.39m x 2.22m).

Sealed unit windows overlooking the rear garden. Fully carpeted. Ceiling light point. Radiator. Airing cupboard housing the boiler,

### Bedroom Three

11' 0" x 6' 2" (3.36m x 1.89m)

Sealed unit windows overlooking the rear of the property. Radiator. Fully carpeted. Ceiling light point.

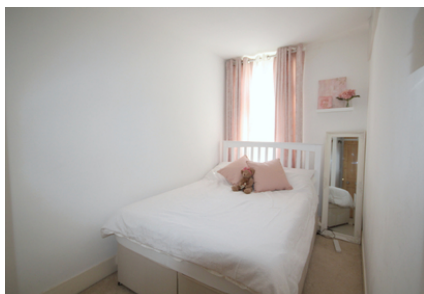
## Outside And Gardens

### To The Rear Of The Property

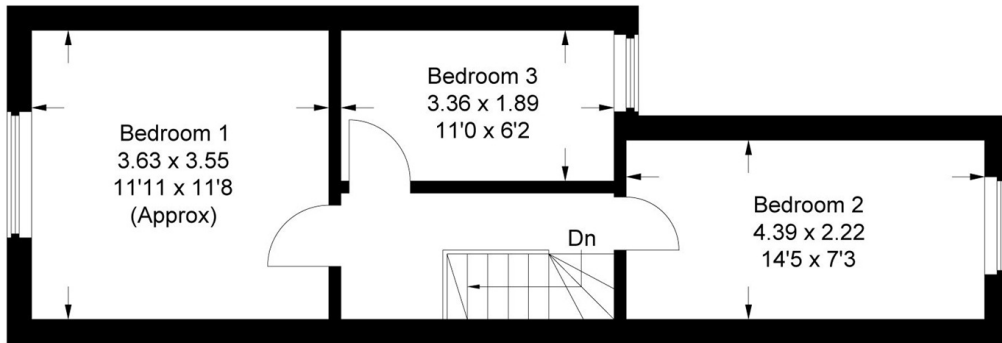
A beautifully maintained, landscaped, south facing rear garden of a very good size. Wooden panel fence surrounds. Stunning porcelain tiled patio. Security lighting and outside tap. Secure gated access to each side. Good expanse of lawn with stepping stone pathway to an area featuring mature plants and shrubs, and a further paved patio area with timber store and wooden storage shed.

### To The Front Of The Property

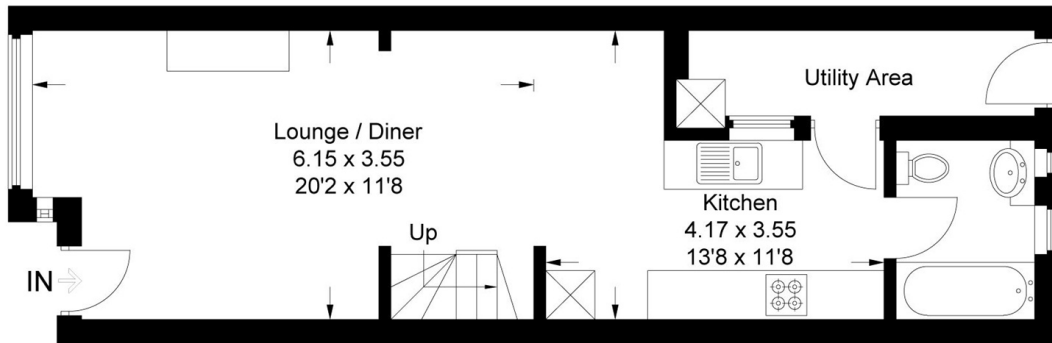
Small frontage laid with slate chips. Outside gas meter box. Wooden gated pedestrian access leading to steps rising to front door. Wooden panel fence and brick wall surrounds.



Approximate Gross Internal Area  
 Ground Floor = 38.0 sq m / 409 sq ft  
 First Floor = 33.4 sq m / 359 sq ft  
 Total = 71.4 sq m / 768 sq ft



**First Floor**



**Ground Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
 © CJ Property Marketing Ltd Produced for Rodgers Estate Agent



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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>79</b>
(55-68)	<b>D</b>	<b>64</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

30 Market Place  
 Chalfont St Peter  
 Buckinghamshire  
 SL9 9DU

5 Park Lane  
 Harefield  
 Middlesex  
 UB9 6BJ

csp@roddersestates.com

harefield@roddersestates.com