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St Marys Road
Harefield, Middlesex, UB9 6AF



£595,000 Freehold

A deceptively spacious terraced house situated in a popular residential location close to local shops, the canal and Harefield's picturesque lakes and countryside walks. The property is within a short drive of Denham Chiltern Line Station with its fast trains into London Marylebone, and within walking distance of the Village Centre with all its amenities and schools. The property, which is in beautiful condition throughout, has been extended at ground floor level and the attic has been converted into a loft room. The accommodation on the ground floor comprises of an entrance hall, cloakroom, lounge, kitchen/ dining area, utility room and conservatory. On the first floor there are three bedrooms and a shower room. Further features include gas central heating, double glazing, off street parking for two cars and a delightful 10' rear garden. This lovely property must be seen to fully appreciate everything that it has to offer, both inside and out.

Entrance Hall

UPVC front door with opaque leaded light glass inset. Quality tiled floor. Wall thermostat control. Radiator. Stairs leading to first floor and landing.

Lounge

23' 4" x 12' 5" (7.11m x 3.78m) Fireplace with sand stone hearth. Ornate coved ceiling. Two dimmer switches. Two upright wall radiators. Casement doors with double glazed glass insets leading to rear with double glazed windows either side.

Kitchen/ Breakfast Room

18' 5" x 11' 5" (5.61m x 3.48m) Well fitted with high gloss wall and base units. Black granite worksurfaces. One and a half bowl stainless steel sink unit with mixer tap and pull out spout. Built in oven. Four ring electric hob with brushed steel splash back and expel air over. Space for fridge. Pantry with shelving and opaque double glazed window over looking front aspect. Quality tiled floor. Cupboard housing wall mounted gas central heating boiler. Feature double glazed bow window with granite sill over looking front aspect.

Family Room

15' 2" x 10' 4" (4.62m x 3.15m) Quality tiled floor. T.V point. Down lighters. Ornate coved ceiling. Upright wall radiator. Door to covered side access. Casement doors with double glazed glass insets leading to rear. Door to:

Utility Room

10' 11" x 4' 9" (3.33m x 1.45m) Fitted with wall and base units. Work surface with one and a half bowl stainless steel sink unit with mixer tap. Quality tiled floor. Double glazed windows over looking patio area. Plumbed for washing machine and dryer. Space for freezer. Door to cloakroom. Door to:

Conservatory

7' 7" x 7' 4" (2.31m x 2.24m) Two wall light points. Tiled floor. Casement doors with double glazed glass insets leading to rear garden.

Cloakroom

Low level flush w.c. Opaque double glazed window.

First Floor

Landing

Double glazed window over looking front aspect. Door leading to loft room.

Bedroom 1

13' 9" x 11' 0" (4.19m x 3.35m) Radiator. Two double glazed windows over looking rear aspect.

Bedroom 2

12' 1" x 11' 1" (3.68m x 3.38m) Built in wardrobe with cupboard over. Airing cupboard with lagged cylinder. Wall light point. Radiator. Double glazed window over looking rear aspect.

Bedroom 3

9' 5" x 7' 7" (2.87m x 2.31m) Fitted wardrobe. Radiator. Double glazed window over looking front aspect.

Shower Room

Fully tiled with a white suite incorporating walk in shower, w.c and wash hand basin,. Tiled floor. Large storage cupboard. Radiator. Two opaque double glazed windows over looking front aspect.

Second Floor

Loft Room

26' 5" x 9' 5" (8.05m x 2.87m) Velux roof light with double glazed glass inset over looking rear aspect. Down lighters. Under eaves storage space.

Outside

To The Front

Driveway providing off street parking for two cars. Pedestrian pathway. Flower bed borders. Outside light point. Storm porch. Covered pedestrian side access.

Rear Garden

A delightful circa 100 ' garden, divided into three separate areas. Immediately to the rear of the house is a paved patio area with steps leading down to a lawn area. At the rear of the garden is a paved area separated with fencing which has metal garden sheds. The garden has a variety of shrubs and plants and has wooden fence boundaries. Two raised fish ponds with wooden surrounds. Greenhouse. Outside light points. Outside electric socket.



Approximate Gross Internal Area
 Ground Floor = 83.1 sq m / 894 sq ft
 First Floor = 46.7 sq m / 503 sq ft
 Second Floor = 28.0 sq m / 301 sq ft
 Total = 157.8 sq m / 1,698 sq ft

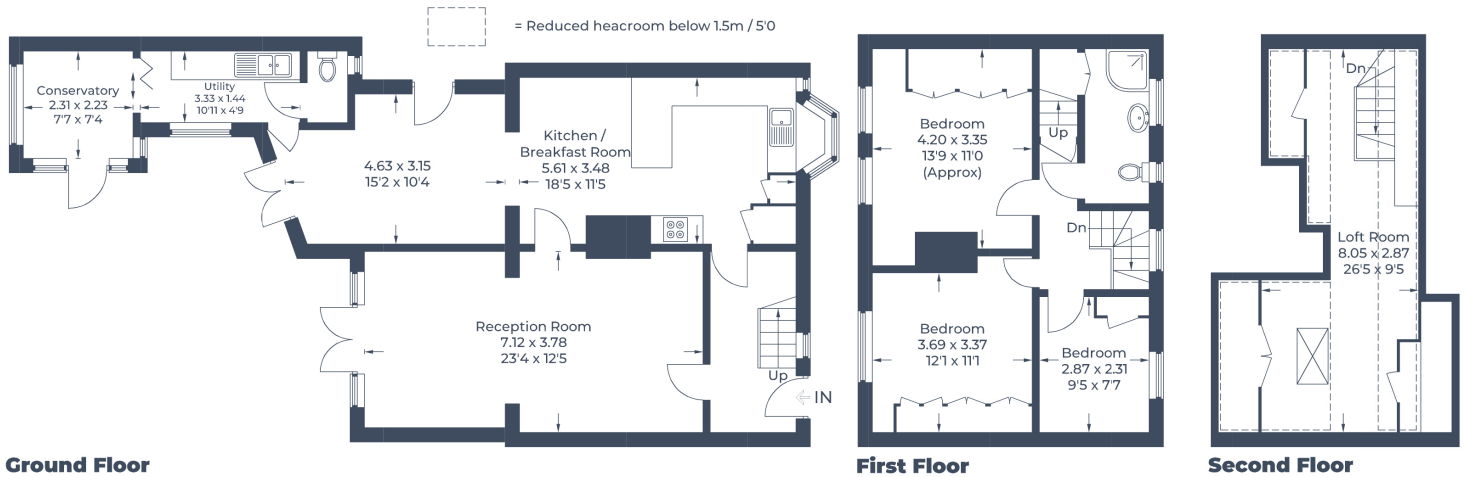


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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