

rodgers
estate agents



Belfry Avenue
Harefield, Middlesex, UB9 6HY



Offers In the Region of £900,000 Freehold

A truly stunning, bright and spacious four bedroom detached bungalow with two bath/shower rooms on a good sized plot, presented in amazing condition throughout, situated in a sought after residential location in Harefield village. The spacious accommodation comprises of an entrance porch, open plan modern fitted kitchen/breakfast area, utility room, boot room, cloakroom, open plan sitting/dining room, orangery/sun room, four bedrooms, modern family bathroom with sauna and modern en-suite bath/shower room. The property is close to a bus route with further transport connections not far, together with access to the A40/M40 and M25. The property also benefits from a large wrap around garden with wooden outbuildings, a private driveway with off street parking for several cars and a double width garage. Other benefits include double glazing throughout and gas central heating. A viewing is highly recommended, please contact the Harefield office of Rodgers Estate Agents to arrange a viewing.

Entrance Porch

Front door with double glazed ornate opaque panels. Tiled flooring. Ceiling spotlight. Double doors to the open plan kitchen/breakfast room.

Modern Fitted Kitchen

16' 11" x 10' 8" (5.16m x 3.26m) Double glazed side aspect window. Great range of wall and base units with granite worksurfaces. Island with granite worksurface and storage underneath. Fitted Aga cooker with five ring gas hob, double oven and grill. Ceramic sink unit. Spaces for dishwasher and fridge/freezer. Tiled flooring and part tiled walls. Ceiling spotlights. Built in cupboard. Doors to the utility and boot rooms. Open to the breakfast area.

Breakfast Area

Double glazed side aspect window. Tiled flooring. Radiator. Door to the dining room.

Utility Room

Double glazed front aspect window. Worksurface and wall unit. Spaces for appliances. Tiled flooring.

Boot Room

Side aspect door with double glazed panels. Tiled flooring. Ceiling spotlight. Door to the cloakroom.

Cloakroom

Low level WC. Hand wash basin with tiled splashback. Tiled flooring. Ceiling spotlight. Extractor.

Sitting Room

16' 0" x 12' 11" (4.88m x 3.93m) Double glazed side aspect window. Feature fireplace with a log burner, slate hearth and wooden mantle. Wooden parquet flooring. Radiator. Open to the dining room.

Dining Room

12' 1" x 10' 0" (3.69m x 3.04m) Double glazed side aspect sliding and folding doors to the orangery/sun room. Wooden parquet flooring. Radiator. Door to the inner hallway.

Orangery / Sun Room

12' 8" x 11' 1" (3.85m x 3.39m) Double glazed front and side aspect windows. Double glazed rear aspect sliding and folding doors leading to the raised patio area and garden. Double glazed roof lantern. Wooden flooring.

Inner Hallway

Wooden parquet flooring. Radiator. Doors to the bedrooms and family bathroom.

Master Bedroom

16' 2" x 12' 3" (4.92m x 3.74m) Double glazed side aspect window and double glazed side aspect windows and French doors leading to the decked area and garden. Wooden flooring. Modern upright radiator. Fitted wardrobes. Ceiling spotlights. Door to the en-suite bath/shower room.

En-Suite Bath / Shower Room

Rear aspect glass block windows and double glazed roof lantern. Freestanding roll top bath with shower attachment. Large shower cubicle with glazed sliding door. Vanity hand wash basin with storage underneath. Low level WC. Tiled walls and flooring. Modern upright radiator. Spotlights. Extractor. Fitted storage unit with sliding doors.

Bedroom Two

11' 2" x 9' 11" (3.40m x 3.03m) Double glazed side aspect window. Carpet and radiator. Fitted wardrobes.

Bedroom Three

12' 2" x 10' 2" (3.71m x 3.09m) Double glazed side aspect window. Carpet and radiator. Fitted wardrobes.

Bedroom Four / Study

9' 2" x 5' 11" (2.80m x 1.80m) Double glazed side aspect window and double glazed roof lantern. Wooden flooring.

Family Bathroom & Sauna

Double glazed side aspect opaque window. Panel enclosed bath with shower attachment and glazed shower screen. Vanity hand wash basin with storage underneath. Low level WC. Part tiled walls. Modern upright radiator. Sauna that just needs power connecting to use.

Wrap Around Garden

Large wrap around garden, mainly lawn with raised patio area, decked area and further block paved patio area. Mature trees, plants and shrubs.

Outbuildings

The garden also houses a wooden log cabin/office with power and lighting, further wooden log cabin and a wooden workshop/shed.

Private Driveway & Parking

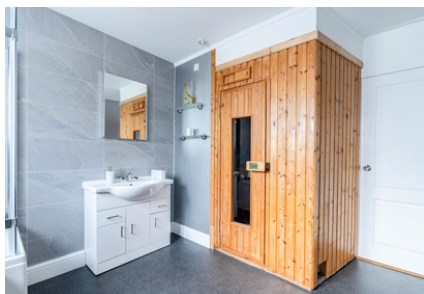
The bungalow also benefits from a private driveway with off street parking for several cars leading to the garage.

Garage

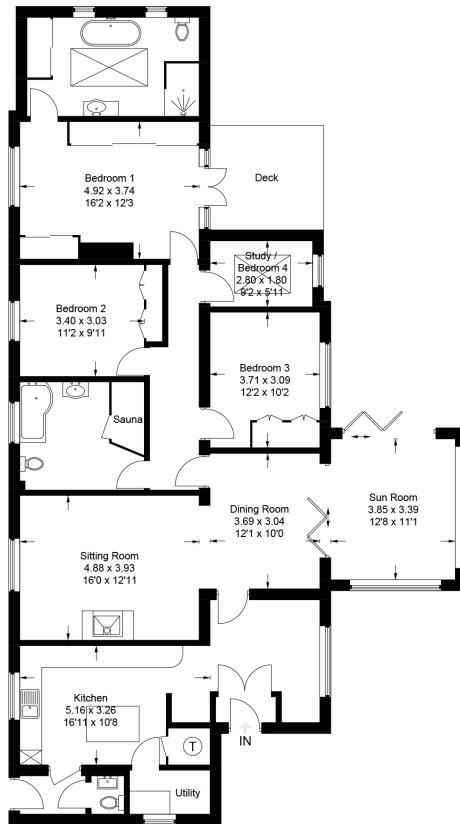
Double width wooden garage with up and over front door.

Council Tax

The property is council tax band E, London Borough of Hillingdon.



Approximate Gross Internal Area = 164.8 sq m / 1774 sq ft



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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	71	80
(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	

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