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estate agents



Belfry Avenue
Harefield, Middlesex, UB9 6HY



£410,000 Freehold

A superb two double bedroom semi-detached house for sale, backing directly onto an open field and also benefits from great views of the lakes and beyond from the main bedroom. The property is situated in a popular residential location, within walking distance to the centre of Harefield village. The ground floor accommodation comprises of an entrance hallway, living room open to a dining area and spacious kitchen. The first floor boasts two double bedrooms, bathroom with bath and shower cubicle and separate WC. The house also benefits from a rear garden backing directly onto an open field and a private driveway with off street parking for two cars to the front. A viewing is highly recommended, please contact the Harefield office of Rodgers Estate Agents to arrange a viewing.

Entrance Hallway

Side aspect door with double glazed opaque panels and a double glazed opaque window to the side of the door. Wooden flooring. Radiator. Built in cupboards. Further door to the living room.

Living Room

16' 11" x 12' 0" (5.16m x 3.67m) Carpet and radiator. Wooden stairs with handrail leading to the first floor. Open to the dining area.

Dining Area

11' 9" x 6' 8" (3.59m x 2.02m) Double glazed side and rear aspect windows. Double glazed rear aspect French doors leading to the garden. Carpet and radiator.

Kitchen

15' 3" x 8' 2" (4.64m x 2.50m) Front aspect windows. Good range of wall and base units. Fitted Belling 'Countrychef' eight hob dual-fuel range cooker with stainless steel extractor above. Fitted 'American' style fridge/freezer. Spaces for washing machine and dryer. Stainless steel sink and drainer unit. Tiled flooring and part tiled walls.

First Floor Hallway

Carpet. Loft access hatch. Doors to the bedrooms, bathroom and separate WC.

Bedroom One

12' 0" x 10' 9" (3.66m x 3.28m) Rear aspect window with great views of the lakes and beyond. Carpet and radiator. Fitted wardrobes and units.

Bedroom Two

9' 10" x 8' 2" (3.00m x 2.48m) Side aspect window. Carpet and radiator. Fitted wardrobe and units.

Bathroom

Front aspect opaque window. Panel enclosed bath. Separate tiled shower cubicle. Vanity hand wash basin with storage underneath. Tiled walls. Radiator. Ceiling spotlights. Extractor.

Separate WC

Front aspect opaque window. Low level WC. Hand wash basin with storage underneath. Tiled walls. Radiator. Ceiling spotlights.

Rear Garden

Rear garden backing directly onto an open field. Part lawn area and part paved raised patio area. Secure side access to the front of the property. Storage space underneath the dining area.

Private Driveway & Parking

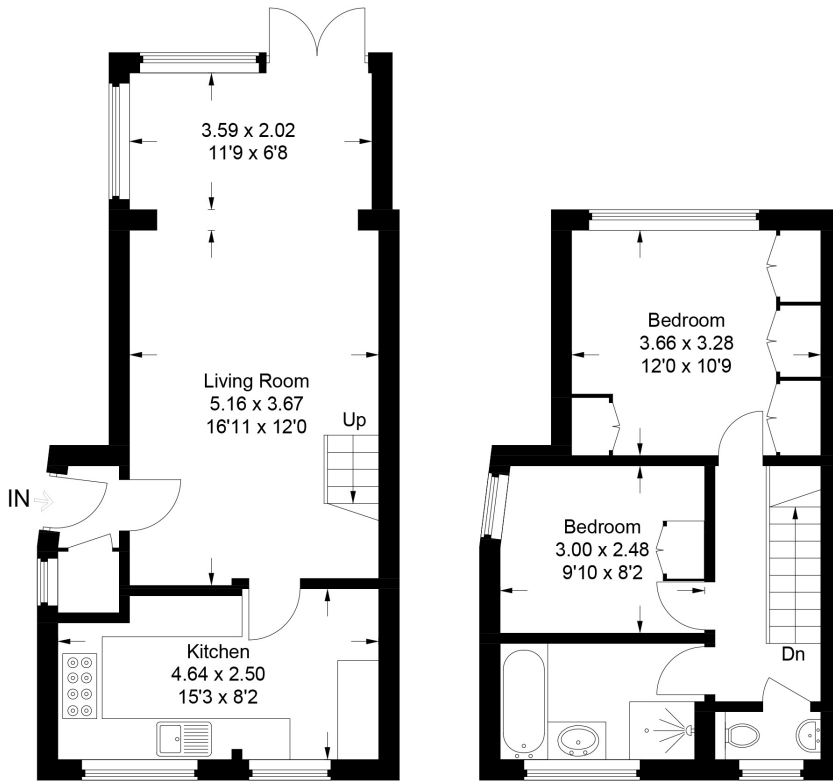
The house also benefits from a private driveway with off street parking for two cars to the front.

Council Tax

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



Approximate Gross Internal Area
 Ground Floor = 41.2 sq m / 443 sq ft
 First Floor = 32.7 sq m / 352 sq ft
 Total = 73.9 sq m / 795 sq ft



Ground Floor

First 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

30 Market Place
 Chalfont St Peter
 Buckinghamshire
 SL9 9DU

5 Park Lane
 Harefield
 Middlesex
 UB9 6BJ

csp@rodgersstates.com

harefield@rodgersstates.com