

rodgers
estate agents



Park Lane
Harefield, Middlesex, UB9 6BL



£350,000

A character terrace cottage located just minutes from the Village Centre, its shops, amenities and schools. The property is in need of refurbishment throughout, including kitchen, bathroom and general décor. The accommodation on the ground floor comprises two reception rooms, a small kitchen and a downstairs bathroom. On the first floor there is a landing and three bedrooms. Features include gas central heating, double glazing and a rear garden. NO ONWARD CHAIN.

Sitting Room

14' 4" x 11' 7" (4.37m x 3.53m) Front wooden door with opaque glass insets. Feature bay window with double glazed window over looking front aspect. Coved ceiling. Radiator. Door to:

Dining Room

11' 11" x 11' 6" (3.63m x 3.51m) Built in cupboard. Cupboard housing electric consumer unit. Stairs leading to first floor and landing. Radiator. Double glazed window over looking rear aspect. Door to:

Kitchen

7' 11" x 7' 2" (2.41m x 2.18m) Fitted with wall and base units with tiled splashbacks. Work surfaces. Stainless steel sink unit with mixer tap and drainer. Four ring electric hob with extractor hood over. Built in oven. Space for upright fridge/ freezer. Plumbed for washing machine. Radiator. Double glazed window over looking side aspect. Casement door with clear glass inset leading to side and rear. Door to:

Bathroom

7' 2" x 5' 1" (2.18m x 1.55m) Fully tiled with a white suite incorporating bath with mixer tap and shower attachment, w.c and wash hand basin. Tiled floor. Expel air. Radiator. Double glazed opaque window over looking rear aspect and a double glazed window over looking side aspect.

First Floor

Landing

Access to loft.

Bedroom 1

11' 11" x 11' 5" (3.63m x 3.48m) Radiator.
Double glazed window over looking
front aspect.

Bedroom 2

13' 8" x 7' 4" (4.17m x 2.24m) Wall
mounted central heating boiler unit.
Radiator. Double glazed window over
looking front aspect.

Bedroom 3

12' 0" x 6' 2" (3.66m x 1.88m) Radiator.
Double glazed window over looking rear
aspect.

Outside

To The Front

Picket fence and hedge. Storm porch
with tiled flooring.

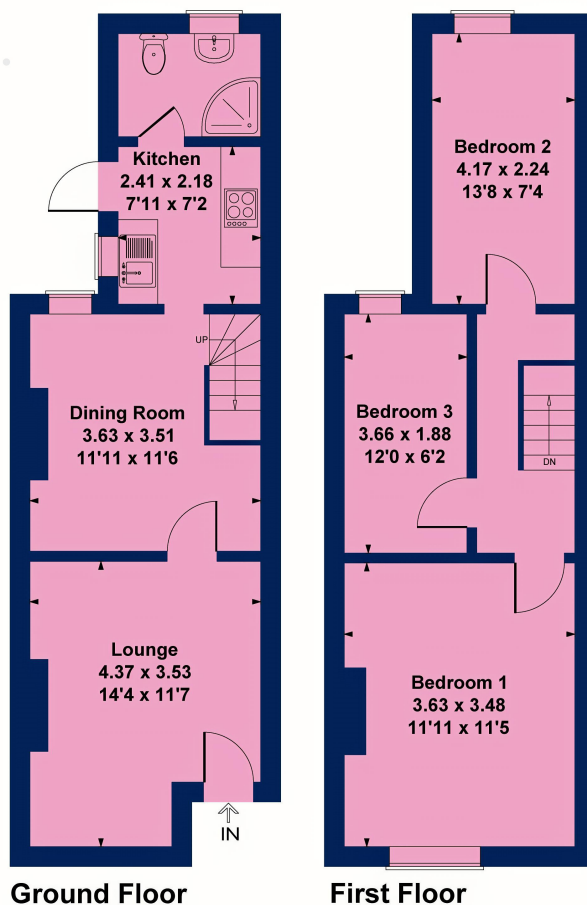
To The Rear

Area laid to lawn with wooden fence
boundaries. Wooden garden shed.
Pedestrian access.



Park Lane

Approximate Gross Internal Area
 Ground Floor = 36.8 sq m / 396 sq ft
 First Floor = 38.1 sq m / 411 sq ft
 Total = 74.9 sq m / 807 sq ft




Not to Scale. Produced by The Plan Portal 2025
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Energy Efficiency Rating		Current	Potential	
Very energy efficient - lower running costs				
(92+)	A		89	
(81-91)	B			
(69-80)	C		68	
(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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