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Park Lane
Harefield, Middlesex, UB9 6BJ



£350,000 Freehold

A deceptively spacious three bedroom mid 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 comprises two reception rooms, a small kitchen, a downstairs bathroom and three bedrooms on the first floor. Outside the property benefits from a good size, south facing rear garden and a small garden to the front. Priced to sell and brought to the market with NO ONWARD CHAIN.

Ground Floor

Entrance

Entrance via wooden front door with opaque glazed panel inset, leading to:

Living Room

14' 5" x 11' 7" (4.40m x 3.54m).

Sealed unit windows overlooking the front of the property. Carpeted. Radiator. Ceiling light point. Raised skirting boards. Coved cornice. Cupboard housing consumer unit and electric meter. Door leading to:

Dining Room

12' 0" x 11' 7" (3.67m x 3.54m).

Sealed unit window overlooking the side and rear of the property. Solid wood flooring. Radiator. Ceiling light point. Raised skirting boards. Coved cornice. Wall mounted central heating thermostat. Smoke alarm. Carpeted stairs rising to first floor and landing. Opening to:

Kitchen

7' 11" x 7' 5" (2.42m x 2.25m).

Solid wood flooring continued from dining room. Fitted with some base and eye level units. Area of roll edge work surface. Single bowl drainer sink with chrome twin taps. Ceiling light point. Extractor fan. Radiator. Space and plumbing for appliances. Sealed unit windows overlooking the side of the property. Half opaque glazed sealed unit door leading to the side of the property and to the rear garden. Door to:

Bathroom

Fitted with a suite comprising WC, pedestal mounted wash hand basin with chrome mixer tap and panel enclosed bath with electric shower. Ceiling light point. Radiator. Vinyl flooring. Extractor fan. Fully tiled walls. Double aspect with opaque glazed sealed unit rear and side aspect windows.

First Floor

First Floor and Landing

Ceiling light point. Exposed spindles and hand rail. Doors off to Bedrooms One, Two and Three.

Bedroom One

11' 11" x 11' 8" (3.64m x 3.55m). Spacious bedroom with sealed unit windows overlooking the front of the property. Carpeted. Radiator. Raised skirting boards. Ceiling light point.

Bedroom Two

13' 7" x 7' 2" (4.13m x 2.18m). Sealed unit windows overlooking the rear of the property. Wall mounted central heating boiler. Raised skirting boards. Radiator. Ceiling light point. Carpeted. Air vent.

Bedroom Three

11' 11" x 6' 4" (3.63m x 1.92m). Sealed unit windows overlooking the rear garden. Radiator. Ceiling light point. Carpeted. Raised skirting boards. Access to loft. Filled in borrowed light.

Outside

To The Rear Of The Property

Long rear garden mainly laid to lawn. Paved patio area. Wooden panel fence to one side, chain link fence to the other. Mature shrubs and trees. Gated terrace walkway and gated space to the sideways by the back door.

To The Front Of The Property

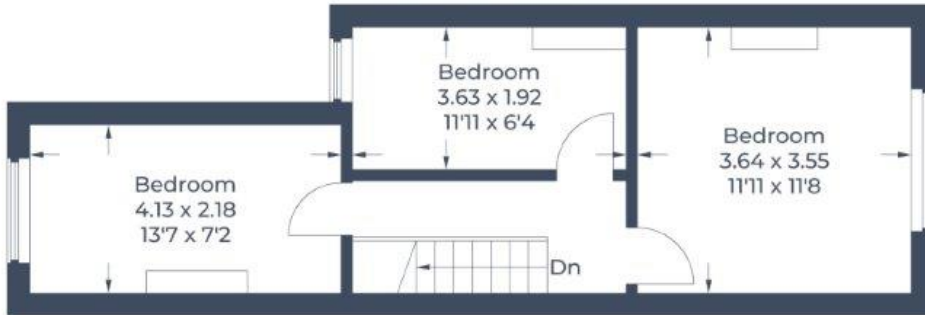
Small frontage mainly laid with gravel and some paving. Wood panel fence to front. Path to front door with tiled step.

Council Tax

London Borough of Hillingdon, Band D. £1,864.91 for two or more adults.



Approximate Gross Internal Area
 Ground Floor = 37.7 sq m / 406 sq ft
 First Floor = 36.1 sq m / 388 sq ft
 Total = 73.8 sq m / 794 sq ft



First Floor



Ground Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	61	
(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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