



Sanctuary Close
Harefield, Middlesex, UB9 6LJ



£475,000 Freehold

UNEXPECTEDLY REAVAILABLE. A spacious four bedroom house of multiple occupation with two bath/shower rooms for sale, offering versatile accommodation that has been previously been let out up to last month but is now vacant. The house is perfectly located, just moments walk to Harefield Hospital and the centre of the village. The accommodation comprises of an entrance hallway, lounge/room, kitchen/dining room, four further rooms, bathroom and shower room. The property also benefits from an integrated garage, rear garden and two balconies.

Ground Floor

Lounge / Room

14' 10" x 11' 9" (4.53m x 3.57m)

Room

9' 5" x 6' 10" (2.86m x 2.09m)

Shower Room

First Floor

Kitchen / Dining Room

17' 1" x 11' 7" (5.21m x 3.53m)

Room

11' 6" x 9' 10" (3.50m x 3.00m)

Second Floor

Room

11' 6" x 10' 3" (3.51m x 3.13m)

Room

11' 7" x 9' (3.53m x 2.75m)

Bathroom

Outside

Rear Garden

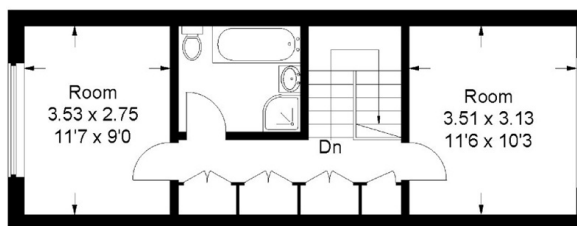
Garage

Integrated Garage

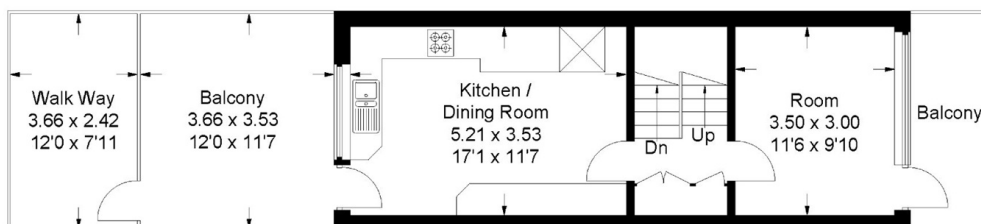
14' 10" x 9' (4.52m x 2.75m)



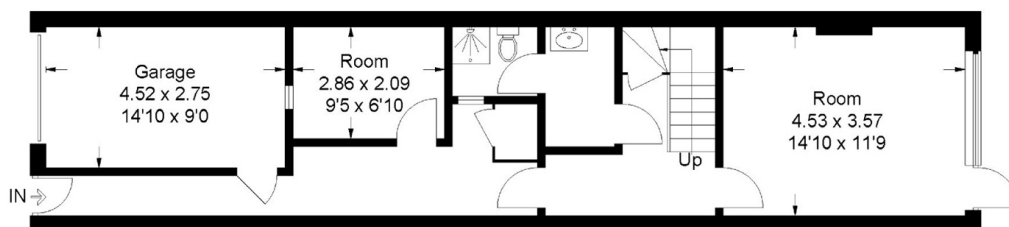
Approximate Gross Internal Area
(Excluding Walk Way / Balcony)
Ground Floor = 61.9 sq m / 666 sq ft
First Floor = 36.6 sq m / 394 sq ft
Second Floor = 36.9 sq m / 397 sq ft
Total = 135.4 sq m / 1,457 sq ft



Second Floor



First Floor



Ground 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+)	A		
(81-91)	B		87
(69-80)	C	76	
(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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